

# Shillingstone Neighbourhood Plan Consultation Summary

## Shillingstone Parish Council and Neighbourhood Plan Committee

March 2016

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### Why we have produced this summary

This is a record of the consultation that has been carried out, and how it helped us prepare the neighbourhood plan.

It also forms part of the evidence based for the examination of the plan, before it can be adopted. The Neighbourhood Planning Regulations require that, when a neighbourhood plan is submitted for examination, a statement should also be submitted setting out the details of those consulted, how they were consulted, the main issues and concerns that people raised, and how these concerns and issues have been considered and where relevant addressed in the proposed plan.

### The consultation stages

In preparing the neighbourhood plan we had a number of consultation stages

<p><i>Raising awareness</i></p>	<p>The community was engaged through public meetings, specific presentations to village organisations, newsletters, regular working committee meetings open to the public, agendas and minutes of meetings published on the parish council web site and articles in the regular parish magazine.</p>
<p><i>Preliminary consultation</i></p>	<p>The period ran from April 2013 until November 2014. The aim was to engage with the entire community, ensure they were fully aware of the importance of the final Plan on the future of the community going forward until 2031 and that this was an opportunity for everyone to have a chance to influence how development and other issues in their community would be shaped in the coming years</p>
<p><i>Informal “drop-in” consultations on the emerging draft</i></p>	<p>Two well publicised “drop-in” events were held in June 2015 with display boards showing the draft Plan at that stage. Questionnaire forms encouraged feedback which was incorporated into the next draft of the Plan</p>
<p><i>Draft plan consultation</i></p>	<p>The formal consultation period ran from 21<sup>st</sup> August to 4<sup>th</sup> October 2015. The aim was to share the latest draft of the Plan, tease out any final views on the policies within the Plan and seek feedback from statutory consultees which would be considered and incorporated into the final Plan as necessary.</p>

The next sections describe in more detail what was done at each stage

## Raising awareness

In January 2013, in an article in the parish magazine, the Parish Council alerted the community that consideration would be given to creating a Neighbourhood Plan. A village meeting was held in April and a questionnaire distributed within the village (Appendix 1). About 100 replies were received (Appendix 2).

Terms of Reference for a Neighbourhood Plan Committee were drawn up and from the responses to the questionnaire the elements of what ought to be in the Neighbourhood Plan started to evolve.

These initial thoughts were shared at two village events in November – the Craft Fayre and the Christmas Bazaar where the Neighbourhood Plan committee had a display area. Each event was attended by well over 100 people. Full details of responses on the day are shown in Appendix 3.

Over the life of the Neighbourhood Plan's development all Committee meetings have been advertised and agendas and minutes published on the parish council's web site. Over 30 meetings have been held, all open to the public. The Committee has written a report in the parish magazine, published every two months giving an update on progress. The Neighbourhood Plan was the main topic at the Annual Assembly in May 2014 and other more intimate presentations have been made within the community – the Seniors Club, WI, school governors etc.

## Preliminary consultation

### How we consulted

The first in depth consultation took place in Summer 2014 when a questionnaire was delivered to every home in the village (Appendix 4). Questions covered topics such as housing need, types of dwellings needed, ownership models, employment, amenities, design, locations for development, protection of important green spaces, transport and demographics.

### Representations received

More than 250 forms were returned. The analysis is attached as Appendix 5.

### Main issues raised

The following table provides an overview of all the main issues raised through the consultation

Issues raised	What we did...
Housing need	To try and make the best possible estimate of need until 2031 consultants (URS) were engaged to produce a detailed analysis and report. This has been used to quantify the number of new developments in the final Plan
Design of new build	A specific Policy on design meeting local characteristics has been included in the Neighbourhood Plan
Locations of new development	Feedback on development sites, both within and without the Settlement Boundary has been taken into account in developing the site specific Policies
Protection of green spaces	There is a clear majority in favour of protecting the existing green spaces that are so much a part of Shillingstone's essential character. There is also, though, recognition that development opportunities on brown field or infill sites is limited and will not provide the housing that is needed. Some sympathetic development on existing green spaces will be needed and this has been reflected in the Neighbourhood Plan Policies.

## Informal “drop-in” consultations on the emerging draft plan

### How we consulted

In June 2015 two “drop-in” events were held. The events were publicised by posters, on the parish council web site, in the parish magazine and by two large banners outside the venues. The Neighbourhood Plan as then drafted was exhibited on large display boards with large scale maps etc. Members of the Neighbourhood Plan Committee were on hand to answer questions and explain Policies.

### Representations received

The event on the evening of Thursday 11<sup>th</sup> June attracted 43 attendees whilst 41 came to the event in the day on Saturday 13<sup>th</sup> June. Attendees were asked to complete a questionnaire (Appendix 6). This could be completed on the day or returned by post or e mail or on Survey Monkey via the parish council’s web site. In total 54 responses had been received, when the closing date for return of 12<sup>th</sup> July was reached. These are summarised in Appendix 7.

### Main issues raised

The following table provides an overview of all the main issues raised through the consultation

Issues raised	What we did...
Local green space policy	There was overwhelming support for the Policies relating to the local green spaces; no significant changes were necessary.
Protection of the character of rural lanes	There was concern over the protection of the continuing character of important rural lanes that run north to south on either side of the village and provide a safer route for pedestrians, horse riders, cyclists etc than the main road through the village. Large developments affecting these lanes are not supported. Policy wording was strengthened where appropriate
Adjustment to the Settlement boundary	The minor alterations proposed received wide support
Development sites	The sites identified for development were broadly well supported. Wording of Policies have been subject to minor adjustments
Housing data is inaccurate	One respondent continues to question the housing need data, believing the target is too low. The Neighbourhood Plan Committee has relied on the estimates provided by its professional consultants – and it was explained that the housing report would be made available for the pre-submission consultation.
Proper legal process for Plan not followed	Some respondents erroneously confused this extra informal consultation as the formal pre-submission consultation

## Draft plan Pre-Submission Consultation

### How we consulted

The pre-submission consultation ran from Friday 21st August until Sunday 4th October with an extended deadline of 11th October for the return of questionnaires.

It was formally publicised as an Official Notice in the local newspaper, the Blackmoor Vale magazine. In addition it was publicised on posters, on the parish council web site, in the parish magazine and by two large banners on display in the village. In addition, statutory consultees were alerted by e-mail or letter as appropriate (see Appendix 8). A questionnaire (Appendix 9) was available to complete.

Three major consultation events were held – on Thursday 10th September 2015 between 6 pm and 9 pm in the Church Centre; on Sunday 20th September 2015 between 1 pm and 4 pm at the Sports Festival on the Recreation Ground; and on Saturday 3rd October 2015 between 10 am and 3 pm in the Portman Hall. At these events the latest version of the Neighbourhood Plan reflecting feedback from the previous informal consultations was available to view on large display boards and printed copies were available to view and take home if needed. These could either be completed on the day or taken away and returned later. Members of the Neighbourhood Plan Committee were on hand to answer questions etc.

Responses could be submitted by post, hand delivered to two collection points in the village, by e mail or on-line via Survey Monkey.

Consultees invited to provide feedback were:

Response	Main Consultees	Response	Local Organisations
✓	North Dorset District Council		Child Okeford Parish Council
✓	Dorset County Council		Durweston Parish Council
✓	Environment Agency		Hanford Parish Meeting
✓	Historic England		Manston and Hammoon Group Parish
<b>(SEA only)</b>	Natural England		Okeford Fitzpaine Parish Council
✓	AONB Team		Stourpaine Parish Council
✓	Highways England		Turnworth Parish Meeting
✓	Scottish and Southern Energy		Shillingstone School
✓	Southern Gas Networks		The Forum School, Shillingstone
✓	Wessex Water	✓	The Old Ox public house, Shillingstone
			Shillingstone Service Station, Shillingstone
		✓	Child Okeford surgery

### Representations received

The events were very well attended, with about 20 people attending at each of the Church Centre and Portman Hall events, and approximately 500 people attended the Sports Festival who had the chance to visit the well-publicised display area. 77 responses from individuals were received and demonstrated overwhelming support for all Policies in the Neighbourhood Plan

## The Main Issues Identified

The following table provides an overview of all the main issues raised through the consultation on the draft Neighbourhood Plan. It also includes a table of all the respondents. A fuller report (as considered by the Parish Council) is included in Appendix 10.

### Summary of the main issues raised

Section	Comments from	Summary of main issues raised	Response
General	Natural England	Habitat surveys for all development sites required	Consultant appointed; findings included in revised Plan
General	Historic England	Heritage statements for all development sites required	Consultant appointed; findings included in revised Plan
General	DCC/Environment Agency	Flood risk – policies should take note of potential flood risk and ensure appropriate mitigation where necessary	Policies adjusted accordingly
Housing need	Pring, G	Still disputes the housing need analysis believing the total should be higher. There is a family interest in developing the site covered by policy 10,	Decision made to rely on expert consultants analysis
Policy 1	NDDC	No reference to existing IOWA's	Text amended to clarify consideration of IOWAs
Policy 2	DCC/ AONB	Reference to their policies re countryside management could be included and strengthened	Added to Policy
Policy 3	Herberts, Norths, Povey, Rains, Turnbolls, Stout, Cains	Concerns relate to the DJ's site where there is an existing approved outline planning application for up to 9 dwellings; local residents want to avoid out of keeping development. The site also has planning approval for use as a convenience store	Wording of Policy ensures development will be in keeping with its location
Policy 4		Nothing significant raised	
Policy 5		Nothing significant raised	
Policy 6	Herberts, Norths, Povey, Rains, Turnbolls, Cains NDDC	Same objections as for Policy 3  Local need for smaller dwellings is at odds with NDDC policy of larger properties	Policy provides adequate safeguards Local needs in this matter should take precedence. Policy unchanged
Policy 7		Nothing significant raised	

Section	Comments from	Summary of main issues raised	Response
Policy 8	Rains, Povey, Netherways, Proyer, Watts, N Pope, Smith, Hawkes, T	Concerns that more than one dwelling might be built and the dwelling might be too large	Policy constraints will only allow for one small dwelling
Policy 9	Historic England	Concerns re impact on historic listed building on site	Detailed discussions with Historic England and our consultants have led to a revised policy reducing development to two cottages, with a third only after careful consideration at the time of any application
Policy 10	Objections from 24 residents 16 respondents in support provided access is onto the Blandford Road and not onto Hine Town	Main objections are the development of this green field site and the impact on the narrow rural lane of Hine Town if access was allowed onto the Lane.	Policy has been redrafted to express a clear preference that access to this site should be from the Blandford Road rather than onto Hine Town. A comprehensive scheme for the sites covered in Policies 10, 11 and 12 would be ideal
Policy 11	16 objectors from the above list in Policy 10	Again, access onto the main Blandford Road is preferred	Policy has been redrafted to express a clear preference that access to this site should be from the Blandford Road rather than onto Hine Town. A comprehensive scheme for the sites covered in Policies 10, 11 and 12 would be ideal
Policy 12	20 objectors from the list in Policy 10	Again, access onto the main Blandford Road is preferred	Policy has been redrafted to express a clear preference that access to this site should be from the Blandford Road rather than onto Hine Town. A comprehensive scheme for the sites covered in Policies 10, 11 and 12 would be ideal
Policy 13	Clark, P, Clark, J, Pope, N, Pring G, Pring, A, Stroud-Allen, A, Stroud-Allen, F  DCC	Site is outside the current Settlement Boundary so should not be developed.  DCC would like to see an increase in development numbers on the site, asking that the upper limit be removed or at least raise to 19 units	Policy is widely supported and a development of these derelict and redundant buildings will enhance the area and provided much needed housing, potentially of a smaller size dwelling After consideration it was decided to retain the upper limit of 16

**List of all respondents:**

This section lists all the respondents. Full copies of the responses can be made available to the examiner on request.

**By name / organisation (alphabetically)****Organisations:**

Child Okeford Surgery	Natural England
Dorset AONB	North Dorset District Council
Dorset County Council	Scottish and Southern Energy
Environment Agency	Southern Gas Networks
Highways England	The Old Ox public house, Shillingstone
Historic England	Wessex Water

**Individuals:**

Atkinson, A	Hawkes, T	Pickering, Gi	Thomas, V
Cains, Mrs	Herbert, K	Pickering, J	Turnbull, Ja
Cains, Mr	Herbert, C	Pope, C	Turnbull, Ju
Cakoni, N	Houlton, A	Pope, N	Watts, B
Chapman, C	Kennard, T	Pope, S	Watts, L
Clerk, J	Lamper, A	Povey, H	Watts, P
Clark, P	Luther, C	Powell, A	Whatman, L
Clatworthy-Blake, S	Manston, E	Powell, E	Whitfeld, Ca
Clegg, R	Manston, B	Power, J	Whitfeld, Ch
Creed, G	Mariner, H	Prendergast, A	Wilson, Ca
Dhondy, J	Morgan, A	Pring, A	Wilson, Co
Doble, A	Morgan, R	Pring, G	
Everton, D	Morgan, W	Proyer, S	
Gasson, L	Netherway, C	Rains, G	
Gibbons, J	Netherway, J	Ryall, P	
Glanville, J	Nicholls, M	Salt, C	
Hankin, J	North, J	Salt, M	
Hankin, M	Oakley, C	Smith, M	
Hawkes, J	Oakley, R	Stout, L	
Houlton, T	Paul, J	Stroud-Allen, A	
Howlett, D	Pickering, E	Stroud – Allen, F	
Howlett, R	Pickering, Ga	Thomas, A	

A late response was received from Mr Moore, the landowner of a proposed local green space, which was considered at a subsequent meeting of the Parish Council. The letter had been sent to North Dorset District Council on the misunderstanding that the plan had been submitted with them for examination. Mr Moore's email and the Parish Council paper is reproduced in Appendix 11.

**Summary of the main issues raised**

Section	Main issues raised	Response
n/a	Adequacy of consultation arrangements - particularly landowner contact	<p>The legal requirement for consultation are that a qualifying body must publicise the draft neighbourhood plan for at least six weeks and consult any of the consultation bodies whose interests it considers may be affected by the draft plan.</p> <p>Although the National Planning Policy Guidance advises that landowners should be contacted about proposals, this is not a legal requirement. The NPPG goes on to state landowners will have opportunities to make representations in respect of proposals in a draft plan.</p> <p>The neighbourhood plan has been well publicised over the course of its preparation. There have been consultation events, questionnaires, articles in the parish newsletter, minutes of meetings published on our web site and the various drafts of the Plan itself also on the web site. The formal pre-submission consultation was also advertised in the Notices section of the Blackmore Vale.</p> <p>On this basis, no further consultation actions are considered necessary</p>
Policy 1	Objection to the proposed local green space designation of Church Field, on the basis that it would restrict the legitimate future use of the land	<p>The inclusion of the proposed Local Green Space was supported at the earlier consultation and raised no notable objection in the pre-submission consultation draft, other than this late email (from the landowner).</p> <p>The land is not identified as needed to meet the built development needs of the area (as there are more suitable sites allocated or otherwise available). It has previously been rejected as having development potential, both through the District Council’s Strategic Housing Land Availability Assessment, and on appeal. The designation does not restrict uses compatible with its undeveloped character.</p> <p>On this basis, no changes to the draft plan are considered necessary</p>
	Part of the site is already protected by the current Policies of the Local Plan Part 1, the enlargement is not justified, and any such review is premature	<p>The Local Plan makes clear that Neighbourhood Plans can review the IOWAs (which will otherwise be reviewed in the Local Plan review).</p> <p>The reason for its designation is given under the ‘importance’ column in the table in the plan – ie: setting of church and highpoint of village. In considering the reason for its inclusion, the setting of the church was considered to extend to the entire area as proposed, and not limited to the IOWA area.</p> <p>On this basis, no changes to the draft plan are considered necessary</p>

**APPENDIX 1 – PRELIMINARY HOUSEHOLD QUESTIONNAIRE (2013)****SHOULD SHILLINGSTONE HAVE A NEIGHBOURHOOD PLAN?**

THE PARISH COUNCIL IS DECIDING WHETHER TO CREATE A NEIGHBOURHOOD PLAN WITH THE SUPPORT OF MEMBERS OF THE COMMUNITY. IT WILL INVOLVE HARD WORK AND CONSIDERABLE COMMITMENT OF TIME BY THOSE INVOLVED; TO KNOW IF IT IS GOING TO BE WORTHWHILE, THE COUNCIL NEEDS TO HAVE THE VIEWS OF THE COMMUNITY. PLEASE FILL IN THIS FORM AND EITHER LEAVE IT AT THE CHURCH CENTRE OR OLD OX OR SEND IT BY POST OR E-MAIL TO THE PARISH CLERK AT THE ADDRESS BELOW BY 28<sup>TH</sup> JUNE 2013. PLEASE PUT YOUR NAME AND CONTACT DETAILS ON THE REVERSE IF YOU WOULD BE PREPARED TO PLAY AN ACTIVE ROLE IN PREPARING A PLAN

1. WHAT DO YOU LIKE ABOUT SHILLINGSTONE?
2. WHAT DO YOU NOT LIKE ABOUT SHILLINGSTONE?
3. DO YOU THINK SHILLINGSTONE WILL NEED ANY MORE HOUSES BETWEEN NOW AND 2026?
4. WHAT FACILITIES/SERVICES WOULD YOU LIKE SHILLINGSTONE TO HAVE IN THE FUTURE?
5. WHAT DO YOU WANT TO PRESERVE IN SHILLINGSTONE?

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**APPENDIX 2 – RESPONSES TO PRELIMINARY QUESTIONNAIRE**

**Like about Shillingstone**

School (8)  
 Well kept rec gd (21)  
 Trailway (11)  
 Surrounding countryside (11)  
 Rural aspect(3)  
 Safe feeling  
 Facilities for all (5)  
 Church (5)  
 Allotments  
 Pub (7)  
 Community car service  
 Green spaces and walks (4)  
 Older style properties  
 Businesses  
 No street lights (2)  
 Village status  
 Village Hall  
 Garage (3)  
 Station

**Not like**

Lack of shop (65)  
 Lack of PO (92)  
 Traffic /speed(18)  
 Lack of parking (3)  
 Poor bus service (2)  
 Main road+signage  
 Parking on rec (2)  
 Lack of centre  
 concentrated development (3)  
 Schelin Way  
 Ribbon development  
 Lack of housing for 1st time buyers

**More houses?**

Only infilling (2)  
 No (13)  
 Gd quality detached  
 Limited number (2)  
 Yes (6)  
 Affordable housing (4)  
 Mixture of private and social  
 Only with increased facilities (3)  
 Starter homes (3)  
 Mixture starter/quality homes  
 Only in keeping with village  
 Yes esp 2-3 beds for locals

**Future facilities/ services**

Dr's surgery (4)  
 PO (7)  
 Shop (22)  
 Street lights on main rd  
 Improved pub hours  
 Bus service  
 Faster broadband (2)  
 Traffic calming  
 Maintaining businesses (3)  
 Modern village hall  
 Pelican crossing at school  
 Bigger rec car park  
 Pedestrian crossing  
 Trailway carpark (2)

**To preserve**

Church Field (7)  
 Other open spaces (10)  
 Countryside, views (7)  
 Church  
 Church Centre  
 Trailway (2)

Footpaths  
 Certain houses  
 School  
 Cross  
 War Memorial  
 Portman Hall

Rec Gd (2)  
 Old Ox (4)  
 as a village (3)  
 Railway line  
 Centre of village

**APPENDIX 3 – CONSULTATION NOVEMBER 2013 - SUMMARY****SHILLINGSTONE NEIGHBOURHOOD PLAN  
CONSULTATION OF THE COMMUNITY*****CONSULTATION 1:***

This took place at the Portman Hall's Craft Fair on Saturday 16<sup>th</sup> November 2013, from 11am to 3.30 pm.

***CONSULTATION 2:***

The second consultation took place at the Church's Christmas Bazaar on Saturday 30<sup>th</sup> November, from 11 am to 2 pm.

***THE OBJECTIVES:***

1. To present to the community the need for, and the benefits of, a Neighbourhood Plan.
2. To outline what a Neighbourhood Plan involves
3. To gain feedback via verbal and written comments from the community on wanted, and unwanted developments. In particular, the proposed development of White Pit Farm Buildings and surrounding land.
4. To allow the community to ask questions.
5. To use these events as the springboard for our consultation process, and learn from them for future events.

***THE OUTCOMES***

1. The Neighbourhood Plan Committee manned a presentational display outlining the need and the benefits of a proposed Neighbourhood Plan specific to Shillingstone. A newsletter and handouts outlining information were made available to those who wished to take one. Display boards were used to inform the community of the relevant details.
2. Information sheets were available to outline the process of a Neighbourhood Plan. Representatives of the committee were available to answer any questions that arose.
3. Using display boards, 2 maps of Shillingstone were available. One for the community to show where they favoured development, and one to show where they wished no development to be. The committee engaged the members of the interested community in discussions regarding future development in the village, in particular the White Pit Farm site. This process helped us to gauge the feeling in the community. Paper and pens were made available for written comments, with a post box for their collection. Contributors were allowed to sign their comments, or stay anonymous if they preferred. The written and verbal comments received were later recorded. *(See below)*
4. The presentation was manned at all times by at least one committee member that had experience in parish council planning/development issues. There was also a local ward Councillor available for part of the day. This enabled any questions that were asked on

the day being answered as fully as possible. Any question that could not be fully answered was recorded, so the relevant information could be acquired.

5. See Conclusions

### *THE COMMENTS*

Transcribed as they were written.

- 1 We believe that small pockets of sensitive development is essential for the future of the village, community and the School.
2. White Pit Farm...Barn conversions, keeping the same appearance.
3. Re; White Pit Farm. Given that there will be some development it would be preferable it were in keeping with the rest of the village. Not like Augustan Avenue (3 storey houses with no space or gardens). Bungalows for elderly residents seem good idea!
4. Development: Beside the garage, would clear up the eye sore. D J Motors: Small development of not more than 3 units as land is subject to flooding. Small development by the pub would be OK, with access onto the main road, or a one way system.
5. Definitely no development on Church Field , village side of Trailway, or Everett's lane. Any development of White Pit Farm should be in keeping with the village vernacular, as was not the Case with the "Hambleton View Development!".
6. Definitely no development on Church Field, as it is such an asset to our village. What about a wild flower field, somewhere to sit and enjoy the view? I like the idea of developing the White Pit Farm Building s as long as it is in keeping with the "old" aspect of the village.
7. I feel any future development in Shillingstone would be best on the possible development land at White Pit. Access would be best improved if a roundabout was formed at the entrance to the village, where the road turns to White Pit. A mixture of housing would be best, but the old farm buildings should be kept to maintain their character.
8. I would like the White Pit farm buildings to be used for small business use. There is a proven need for this in the village as Sir Michael Salt is often being asked for this sort of thing (as he lets small buildings himself). Personally I have no problem with them building houses on the big field between the farm and the main road, but please PLEASE, don't build them as cramped as Roman Way etc. And do it a few at a time.
9. White Pit Farm buildings made into homes, but keeping their character. NOT EXECUTIVE HOUSES. No more buildings this end of the village. Keep Burton's Orchard as an open space.

10. I think that the old farm buildings at White Pit should not be converted to large executive houses. Smaller mews type homes would be preferable. Or my most favoured idea would be to convert them in to a craft centre. Renting out individual “pods” to local craftsmen to sell their wares. There is a similar craft centre at Lytchett Minster , which works really well and attracts many people to the area.
  
11. I am not opposed to most developments within the village (Shillingstone), having lived in the village for 9 years. Some of the development, such as White Pit farm, I think that the existing buildings be converted, and any new buildings should blend with the existing buildings. With regard to the proposed D.J.’s development, I am not opposed to it, just the amount and height of the properties. I.e. the 3 storey flat (proposed), this is not in keeping, and will not enhance the entry/exit road to this lovely village. I moved to be in a village not an urban mass like other villages around (i.e. Sturminster Newton)
  
12. We understand and support the notion of building new houses to provide homes for the younger generation, to ensure the life of the village going forward. This will help sustain facilities in the village such as the pub and the School.  
 However we object to the “infilling” of land, such as fields and gardens. Which could change the character of the core of the village.  
 We support good quality family homes on the edge of the village, with the construction of the necessary Infrastructure before any major expansion is undertaken. These developments need to be sympathetic and in keeping with the village i.e. “NO LIGHT HOUSE OR HIGH RISES!”
  
13. We need accommodation for young couples who have grown up in the village and wish to stay.
  
14. Strongly object to development of the field behind “Acacia” that stretches to the back of the Old Ox Inn. Access would be a real problem and would spoil the rural character of Shillingstone which has recently suffered by the large amount of housing development in the lower area of the village. Unlike much of the proposed development site this field is privately owned.
  
15. The central area of Antell’s, the Petrol Station and “Newglaze bungalow ruin” would make a good village “core” with parking and seating ,trees, and a food store or bakery maybe. Commercial vehicles could pull in, local people could meet there. A cafe with outside seating would be ideal! Maybe an outside shelter too.

The results of the “Pins on maps”

Areas for development:

D.J’s .....	4
Church Field .....	2

Westleigh (Next to garage) .....6  
 White Pit Farm Buildings.....1  
 Next to Mark Talbot’s.....1  
 Back of Spencer Gardens .....1  
 Land behind the Old Ox inn.....1

Areas for NO development:

Church Field.....23  
 Forum School Playing Field.....4  
 Londis .....1  
 Shillingstone House Drive .....1  
 Field next to Portman Hall.....6  
 Hine Town Lane (Pope’s field).....2  
 The Recreation Ground.....1  
 Burton’s Orchard.....4  
 White Pit Farm fields.....7  
 Field behind “Anthorn” .....3  
 Land behind “Squirrels Leap/Ox.....8

The following is a summary of verbal comments made.

1. No building on Church Field
2. A select development on D.J.’s site
3. A new shop is required.
4. “Westleigh” (site next to Garage)to be developed. One house preferable. The other suggestion for this site was to tidy it up and make into a seating area.
5. Pavilion to be renovated and extended. New unit to be removed as considered an eyesore.
6. No infilling
7. No more 3 storey buildings
8. No development at all!
9. Any new development must have suitable off road parking, and garden space.
10. Can we really have any social housing element of any development elsewhere?
11. In the future if Antell’s were to close use the buildings as small business units.
12. Any development in the village must be supported by additional industry (jobs), and the addition of relevant infrastructure i.e. sewage etc.

The following is a summary of the comments that were verbally made about White Pit Farm Buildings and surrounding land.

1. The farm buildings to be developed into 3 barn style conversions.
2. The buildings to be developed into 3 houses, with 3 more in the “yard”
3. The buildings to be turned into work units
4. The buildings to be used for a craft centre for local craftsmen.
5. The buildings to be converted into a residential home for the elderly.
6. The buildings to be left as they are.

7. The surrounding land to be left for future expansion of the School. Maybe additional car parking.
8. The surrounding land to be used for a small development.
9. The surrounding land to be developed in to a bigger development, but in stages.
10. The surrounding land to be used for a development of bungalows for the elderly.
11. Development of the buildings is preferable to them falling into decay.
12. Any development at White Pit must be accompanied by an improved junction on to the main road.
13. Any development of White Pit Farm must be affordable for young couples/families. In the past many young people have had to move away as there is a lack of starter homes for them in the village.

### *Conclusions that were made from these events.*

#### *Consultation process:*

- > Newer maps are needed for future presentations. The current ones are over 10 years old.
- > It is essential that there is always someone available with planning/development /council experience to enable questions to be answered promptly.

#### *Future Development:*

This to be discussed by full committee

**APPENDIX 4 – HOUSEHOLD QUESTIONNAIRE – AUGUST / SEPT 2014**

**SHILLINGSTONE NEIGHBOURHOOD  
DEVELOPMENT PLAN QUESTIONNAIRE**

Please respond by placing a tick in the appropriate response:  
“yes”, “no”, or in the fields provided.

YOUR POST CODE:

**HOUSING NEEDS**

NORTH DORSET DISTRICT COUNCIL INTENDS THAT ALL MAJOR DEVELOPMENT SHOULD BE IN THE FOUR MAIN TOWNS WITH LIMITED DEVELOPMENT IN THE LARGER VILLAGES TO MEET LOCAL NEED. SOME GROWTH IS NECESSARY TO MAINTAIN A VIABLE VILLAGE, BUT THE COMMUNITY’S VIEWS WILL INFLUENCE HOW MUCH.

MOST OF THE NEW BUILDING IN THE VILLAGE IN THE LAST 30 YEARS HAS BEEN LARGE DETACHED HOUSES BUILT BY DEVELOPERS TO MAXIMISE PROFIT.

FUTURE DEVELOPMENT SHOULD REFLECT THE REAL NEEDS OF THE VILLAGE. WHAT DO YOU THINK?

1. DO YOU THINK THAT NEW HOUSING SHOULD BE JUST ENOUGH TO MEET LOCAL NEED? 

YES	<input type="checkbox"/>
NO	<input type="checkbox"/>

2. DO YOU THINK THAT THE VILLAGE HOUSING NEEDS TO GROW BEYOND THE CURRENT POPULATION? 

YES	<input type="checkbox"/>
NO	<input type="checkbox"/>

3. HOW MANY HOUSES DO YOU THINK THAT THE VILLAGE WILL NEED IN THE NEXT 12 YEARS?

a. LESS THAN 10	b. 11 TO 25	c. 26 TO 50	d. MORE THAN 50
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

4. WHAT TYPES OF DWELLING DOES THE VILLAGE NEED?

a. SMALL STARTER HOMES	<input type="text"/>
b. HOMES SUITABLE FOR RETIREMENT	<input type="text"/>
c. BUNGALOWS	<input type="text"/>
d. 2/3 BED HOUSES	<input type="text"/>
e. 4/5 BED HOUSES	<input type="text"/>

Rate the types of homes in the order of which they are needed most.

1- for most needed.  
5- for least needed.

Shillingstone Neighborhood Development Plan Questionnaire, 2014

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5. WOULD YOU LIKE PLOTS TO BE AVAILABLE FOR SALE FOR PEOPLE TO BUILD THEIR OWN HOMES?

YES	
NO	

6. WOULD YOU BE INTERESTED IN BUYING ONE?

YES	
NO	

7. WILL ANYBODY IN YOUR FAMILY/HOUSEHOLD NEED A NEW HOME IN SHILLINGSTONE IN THE NEXT FEW YEARS? (ONE REPLY PER HOUSEHOLD PLEASE)

YES	
NO	

IF YES:

a. TO BUY	
b. SOCIAL HOUSING	
c. PRIVATE TO RENT	
d. SHARED OWNERSHIP	

### EMPLOYMENT AND AMENITIES

FUTURE DEVELOPMENT MAY NOT BE RESTRICTED TO HOUSING. DO YOU THINK THERE SHOULD BE MORE EMPLOYMENT OPPORTUNITIES IN OR NEAR THE VILLAGE? WHAT ELSE WOULD YOU LIKE TO SEE IN THE VILLAGE?

8. DOES THE VILLAGE NEED MORE BUSINESS PREMISES TO PROVIDE EMPLOYMENT?

YES	
NO	

Please tick all that apply:

a. OFFICES	
b. SMALL WORKSHOPS	
c. LIGHT INDUSTRIAL	
d. STORAGE	
e. TOURIST ACCOMODATION	
f. RETAIL	

Rate the types of business premises in the order of which they are needed most.  
1- for most needed.  
6- for least needed.

9. DOES THE VILLAGE NEED MORE FACILITIES/AMENITIES?

YES	
NO	

Please tick all that apply:

a. SHOPS AND POST OFFICE	
b. DOCTOR/DENTISTS SURGERY	
c. COMMUNITY MEETING PLACES/SPACES	
d. SPORTS/PLAY FACILITIES	
e. BETTER PUBLIC TRANSPORT	
f. MORE PUBLIC FOOTPATHS/CYCLEWAYS?	

Rate the types of facilities/amenities in the order of which they are needed most.  
1- for most needed.  
6- for least needed.

10. WHAT ELSE DO YOU THINK WOULD IMPROVE SHILLINGSTONE AS A PLACE TO LIVE?

**DESIGN AND DENSITY**

DO YOU PREFER TRADITIONAL DESIGN, OR SOMETHING MORE MODERN? NEW HOUSING IS GENERALLY BUILT CLOSE TOGETHER BECAUSE LAND IS SO EXPENSIVE, BUT GOOD DESIGN NEED NOT ADD TO COSTS. YOUR VIEWS WILL INFLUENCE THE APPEARANCE OF NEW BUILDINGS.

11. DO YOU THINK ANY NEW BUILDING SHOULD BE SYMPATHETIC TO LOCAL VILLAGE CHARACTER?

YES	<input type="checkbox"/>
NO	<input type="checkbox"/>

12. ANY OTHER OPINIONS?

**BENEFITS FOR THE VILLAGE**

DEVELOPERS ARE REQUIRED TO PAY A SUM TO THE VILLAGE FOR THE BENEFIT OF THE COMMUNITY AND ALTHOUGH THIS FINANCIAL CONTRIBUTION IS MODEST...

13. HOW DO YOU THINK IT SHOULD BE SPENT?

**FUTURE CLIMATE CHANGE COULD AFFECT THE COMMUNITY.**

14. HOW DO YOU THINK WE CAN MINIMISE THE EFFECTS?

**WHERE SHOULD NEW BUILDINGS GO?**

*PLEASE LOOK AT THE MAP AND ACCOMPANYING NOTES BEFORE COMPLETING THIS SECTION*

IT IS ALWAYS DIFFICULT TO MINIMISE THE IMPACT OF DEVELOPMENT AND DECISIONS WILL HAVE A MAJOR EFFECT ON HOW THE VILLAGE LOOKS. WE ARE SURROUNDED BY FARMLAND BUT MUCH IS UNSUITABLE FOR DEVELOPMENT E.G. FLOOD RISK, AREA OF OUTSTANDING NATURAL BEAUTY (AONB).

IN THE PAST, VIRTUALLY ALL DEVELOPMENT HAS BEEN LIMITED TO WITHIN THE VILLAGE SETTLEMENT BOUNDARY, AS SHOWN ON THE MAP. NEW PLANNING POLICIES WILL REMOVE THIS, BUT COMMUNITIES CAN DECIDE TO REINSTATE IT OR EXTEND IT. THIS IS INDICATED ON MAP BY A THICK, BLACK LINE.

WITHIN THE BOUNDARY THERE ARE STILL SOME SPACES FOR DEVELOPMENT INCLUDING EXISTING COMMERCIAL "BROWNFIELD" SITES. THERE ARE ALSO A NUMBER OF GREEN SPACES PREVIOUSLY PROTECTED FROM DEVELOPMENT BY BEING IDENTIFIED AS IMPORTANT OPEN OR WOODED AREAS (IOWA'S). THESE ARE SHOWN IN GREEN ON THE MAP.

INSIDE AND OUTSIDE OF THE BOUNDARY ARE OPEN SPACES THAT THE COMMUNITY MIGHT DECIDE SHOULD BE PROTECTED FROM DEVELOPMENT, PERHAPS FOR EXAMPLE, BECAUSE OF IMPORTANT VIEWS OR PUBLIC ACCESS.

YOUR OPINIONS WILL DECIDE HOW SHILLINGSTONE WILL LOOK IN THE FUTURE.

15. DO YOU THINK THAT FARMLAND OUTSIDE THE EXISTING VILLAGE DEVELOPMENT BOUNDARY SHOULD BE BUILT ON?

YES	<input type="checkbox"/>
NO	<input type="checkbox"/>

16. IF SO, WHERE?

17. SHOULD THE EXISTING VILLAGE DEVELOPMENT/SETTLEMENT BOUNDARY BE REINSTATED AND ANY BUILDING RESTRICTED TO "INFILL" SITES WITHIN THAT BOUNDARY?

YES	<input type="checkbox"/>
NO	<input type="checkbox"/>

18. SHOULD ANY OF THE GREEN SPACES WITHIN THE VILLAGE (INCLUDING IOWA'S -SHOWN IN GREEN ON THE MAP) BE BUILT ON?

YES	<input type="checkbox"/>
NO	<input type="checkbox"/>

Shillingstone Neighborhood Development Plan Questionnaire, 2014

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19. IF SO, WHICH?

20. IS THERE ANYWHERE ELSE IN OR OUT OF THE VILLAGE YOU THINK DEVELOPMENT SHOULD TAKE PLACE?

21. ARE THERE PLACES AND OPEN SPACES IN OR OUT OF THE VILLAGE YOU WOULD WISH TO BE SPECIFICALLY PROTECTED FROM ANY DEVELOPMENT?

**TRANSPORT AND ROADS**

**THE BUSY MAIN ROAD DOMINATES MUCH OF THE VILLAGE. HOW DO YOU THINK THIS AND OTHER ROADS IN THE VILLAGE COULD BE IMPROVED?**

22. DOES TRAFFIC IN THE VILLAGE AFFECT YOUR QUALITY OF LIFE?

YES	<input type="checkbox"/>
NO	<input type="checkbox"/>

23. HOW DO YOU THINK MATTERS COULD BE IMPROVED?

Please tick all that apply:

a. TRAFFIC CALMING MEASURES	<input type="checkbox"/>
b. TACKLE SPEEDING	<input type="checkbox"/>
c. IMPROVE SAFETY FOR PEDESTRIANS AND CYCLISTS	<input type="checkbox"/>
d. REDUCE THE VOLUME OF TRAFFIC	<input type="checkbox"/>
e. RESTRICT THE NUMBER OF HEAVY GOODS VEHICLES	<input type="checkbox"/>
f. MORE SAFE PARKING	<input type="checkbox"/>

Rate the types of changes in the order of which they are needed most.  
1- for most needed.  
6- for least needed.

24. YOUR SUGGESTIONS FOR ACHIEVING THESE IMPROVEMENTS:

Shillingstone Neighborhood Development Plan Questionnaire, 2014

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**ABOUT YOU**

**NAMES ARE NOT REQUIRED BUT THIS OTHER INFORMATION IS IMPORTANT IN DEVELOPING THE NEIGHBOURHOOD PLAN.**

25. WHAT AGE GROUP ARE YOU IN?

UNDER 18	
19 TO 35	
36 TO 55	
56 AND OVER	

26. NUMBER OF PEOPLE LIVING AT YOUR ADDRESS:

ADULTS	
CHILDREN	

**ONLY ONE FORM PER HOUSEHOLD TO INCLUDE A RESPONSE TO THIS QUESTION**

27. WILL A CHILD IN YOUR FAMILY NEED TO START AT PRIMARY SCHOOL WITHIN THE NEXT 5 YEARS?

YES	
NO	

28. WHAT DO YOU LIKE MOST ABOUT THE VILLAGE?

29. WHAT DO YOU LIKE LEAST?

**Thank you for completing the form. YOUR VIEWS DO COUNT.**

Please return your completed questionnaire to one of the collection centres given below by Monday, 7th July 2014.

- The Church Centre
- The Old Ox
- Country Fayre
- The Feathered Nest
- The Seniors Club
- Shillingstone Primary School

**FOR QUERIES/ASSISTANCE, PLEASE CONTACT THE PARISH CLERK ON [shillingstone@dorset-aptc.gov.uk](mailto:shillingstone@dorset-aptc.gov.uk) or 01258 817786**

*NB the above form was amended by hand to change the return date to 15th September 2014*

**APPENDIX 5 – HOUSEHOLD QUESTIONNAIRE CONSULTATION SUMMARY***Shillingstone Questionnaire Results YES/NO ANALYSIS*

Q1	Q7B	Q9 LEAST	Q23 LEAST
Y: 216	A: 20	A: 5	A: 40
N: 36	B: 5	B: 23	B: 8
	C: 4	C: 49	C: 14
Q2	D: 2	D: 60	D: 21
Y: 97		E: 3	E: 19
N: 151	Q8	F: 69	F: 89
	Y: 166		
Q3	N: 77	Q11	Q25
A: 46		Y: 229	19+: 17
B: 113	Q8 MOST	N: 22	36+: 50
C: 65	A: 12		56+: 185
D: 15	B: 63	Q15	n/a: 4
	C: 211	Y: 72	
Q4 Most	D: /	N: 168	Q26 Adult
A: 123	E: 24		1: 35
B: 43	F: 57	Q17	2: 136
C: 26		Y: 153	3: 12
D: 73	Q8 LEAST	N: 71	4: 7 (4)
E: 8	A: 37		5: 2
	B: 3	Q18	6: 1
Q4 Least	C:14	Y: 57	
A: 22	D:77	N: 182	Q26 Children
B: 30	E: 35		1: 16 (13)
C: 26	F: 14	Q22	2: 14
D: 7		Y: 146	
E: 150	Q9	N: 100	Q27
	Y: 195		Y: 11
Q5	N: 22	Q23 MOST	N:
Y: 155		A: 41	
N: 98	Q9 MOST	B: 84	
	A: 147	C: 48	
Q6	B: 44	D: 35	
Y:48	C: 5	E: 61	
N: 203	D: 2	F: 18	
	E: 69		
Q7	F: 9		
Y: 203			
N: 24			

*Summary Of Questionnaire Free Text Responses***Q10: What would improve Skill as a place to live?**

Most common answers:

- > Traffic calming/ Traffic reduction and speed (Less traffic/Fewer HGVs/30 mph in non main roads as well (Broadham, Lanchards, etc)/ Better parking for on-the-road houses/ Bi-Pass/ Traffic diversion off the 357/ Divert traffic/ Pavement widths on 357/20 MPH in village/slower speeds where no pavement/better roads)
- > Village Shop/more shops/farm shop (Shop that accepts Paypoint/all-in-one pub post office general store as in Stour Paine)
- > Post Office (open daily or more often)
- > Better pub/Better pub hours/ Pub open all week/ Subsidise the pub

**Q 11 – Do you think any new building should be sympathetic to local village character? Y 229; N 22****Q 12 - Any other opinions?**

There is no support for high density development, large estates or buildings more than 2 storeys high. New developments should have adequate parking, ideally off-road, and decent sized gardens with natural boundaries – hedges – rather than fences.

Design is interesting. 10 respondents supported the use of good traditional materials like brick and flint, but there was a similar level of support for some good quality, modern designs. The village doesn't have an easily recognisable distinctive character, and there is a recognition that some "designs of past eras are appalling".

There is support for more housing at a price that can be afforded by younger people, but not necessarily social housing.

There is support for more local control via the Neighbourhood Plan.

**Q13: Developer Money? Best way to spend**

Most common answers:

- > Maintain existing facilities
- > Improve existing Village Hall (maintainance/roof)/New Pavilion
- > New Shop/another shop

**Q14: Minimise Climate Change Effects**

Most common answers:

- > Energy efficient building: Solar-powered housing/water recycling
- > Don't build on flood plains!
- > Attention to storm and foul drainage keep systems up-to-date with growth, No excess non-permeable surfaces
- > Clear drains more regularly
- > Better field drainage/Improved drainage/better ditch drainage management/Proper laying of hedges and keeping hedge
- > Hedge maintainance for use of pavement

**Q 15 – Do you think that farmland outside the existing village boundary should be built on? Y72;N168**

**Q 16 - If so, where?**

Overall there was little support for development outside the settlement boundary, but those sites mentioned are as follows:

White Pit area, including the farm buildings and field – 7 respondents

Spencer Gardens/Holloway Lane – 3 respondents

Brodham Way – 3 respondents

Church Field – 2 respondents

Okeford Fitzpaine Road, past Lanchards – 2 respondents

Shillingstone House area – 1 respondent

Bere Marsh Farm area – 1 respondent

**Q 18 – Should any of the green spaces within the village be built on? Y 57; N182****Q 19 - If so, which?**

Hine Town area – 3 respondents

Rear of the Ox – 1 respondent

All, except the Rec – 1 respondent

All, except Rec, Ox and Church Centre – 1 respondent

**Q 20 – Is there anywhere else in or out of the village you think development should take place on?**

The White Pit area got most support (6 respondents) together with brownfield sites that might be developed over time (5 respondents). 2 respondents mentioned the Ox and the Wessex Homes site, and other single vote sites included the allotments, SpencerGardens/Holloway Lane, Brodham Way, from Hine Town to the Trailway and Church Field.

**Q 21 – Are there places and open spaces in or out of the village you would wish to be specifically protected from any development?**

Protection of all IOWAs, farmland, the Trailway and its environs and Hine Town Lane (with its distinctive use and look as a pedestrian thoroughfare) all received support from 5 respondents. White Pit farm (as opposed to the farm buildings) had the support of 3 respondents whilst Church Field, the Community Orchard and the Rec were mentioned by 2 respondents. Holloway Lane, Lawsbrook and Brodham Way/Lanchards each received 1 mention.

**Q24: Busy main roads/Suggestions for making these improvements**

Most common answers:

- > Speed control!/Speed cameras in village/Ped crossing/zebra crossing near petrol station and shop
- > By-Pass/Divert HGV/Weight restrictions

**Q28: Like most about the village?**

Most common answers:

- > Friendly People
- > Community/Community Spirit

- > Everything!
- > Location/Green spaces and surrounding countryside/Peace and quiet/Wonderful Views
- > Good clubs & activities

**Q29: Like least about the village?**

- > Main road
- > Traffic volume/speeding/esp. large lorries
- > No amenities
- > \*No shop/need shop like Child Okeford shop/Lack of local produce
- > No pub/bad pub/limited catering at pub/worst pub/ Lack of pub/Useless pub/Availability of village pub/Opening hours of the pub
- > No post office
- > Dog mess/Off lead dogs on rec

**APPENDIX 6 – INFORMAL DRAFT PLAN CONSULTATION QUESTIONNAIRE  
- MAY 2015**

1. Do you agree with the proposed Local Green Spaces?

- |   |     |
|---|-----|
| a. LGS-HRC Church Field                     | Y/N |
| b. LGS-CAN Green space off Candy’s Lane     | Y/N |
| c. LGS- POR Land adjoining Portman Hall     | Y/N |
| d. LGS-MAN Wooded are adjoining Manor House | Y/N |
| e. LGS-OX Land adjoining Old Ox             | Y/N |
| f. LGS-COB Land west of Cobbles             | Y/N |
| g. LGS- REC Recreation Ground               | Y/N |
| h. LGS-LAW Land adjacent Lawsbrook          | Y/N |

2. Can you suggest any other areas that should be protected as Local Green Spaces?

3. Do you agree with the possible development sites and the suggested maximum number of houses?

- |  |     |
|--|-----|
| a. AH Antell’s Yard (5)                          | Y/N |
| b. CAN Candy’s Lane (1)                          | Y/N |
| c. COB Land adjacent The Cobbles.(3)             | Y/N |
| d. HTL-N Hine Town Lane north of the Old Ox (12) | Y/N |
| e. OX Land adjoining the Old Ox (2 + B&B)        | Y/N |
| f. HTL-S Land south of the Old Ox(3)             | Y/N |
| g. WPF-B Whitepit Farm Buildings (16)            | Y/N |

4. if you answered ‘no’ can you explain what you are concerned about (this helps us work out whether we can make changes to address your concerns)

5. Are there any other sites that would be better than the above suggestions? Please explain where they are and why they would be better.

6. The settlement boundary will be retained, but we have made some changes, mainly to exclude undeveloped areas and to follow more obvious boundaries. Do you agree with the proposed changes to the village settlement boundary? Y/N

7. If not, why not?

8. Any other comments or suggestions?

Name

Address

**APPENDIX 7 – INFORMAL DRAFT PLAN CONSULTATION SUMMARY****SHILLINGSTONE NEIGHBOURHOOD DEVELOPMENT PLAN****Report on Informal Consultation on Draft Plan. June 2015**

Following the first draft of Shillingstone's Neighbourhood Development Plan, the committee elected to hold an informal consultation within the village to allow residents to witness the progress being made. The exercise was also a platform to inform the community of certain planning issues and to gather feedback to enable us to move forward to the next stage.

Although there was no legal requirement to consult at this stage of the process, the committee felt that without a chance for the people of Shillingstone to make comments, the draft plan could not represent the village as a whole. The final Plan has to reflect the requirements, needs and desires of the entire village, and it was decreed that this should be explored more before the formal consultation.

At the start of the Shillingstone Development Plan process, Our Chairman gave talks at groups and meeting within the village to start the process of informing people of what we were planning to do. A display was also set up at the village hall explaining what a Neighbourhood Development Plan was, and why we were formulating one. The response was overwhelmingly favourable. Although we asked for written comments, we quickly discovered that the verbal ones were just as useful/insightful and interestingly helpful. With this in mind, we decided to follow this consultation example.

It was decided to organise two consultation/ information events in the village and compile a questionnaire for the attendees to fill in with their views, opinions and comments. The first event was scheduled to be held at The Portman Hall on the evening of Thursday June 11<sup>th</sup>, from 6 pm to 9pm. The second session would be held at The Church Centre on Saturday June 13<sup>th</sup> from 10 am to 3 pm. These days and times were chosen to allow the maximum amount of people interested, the opportunity to attend.

One of the first aims of the committee was to ensure that everybody knew the events were happening. Bearing this in mind we planned 2 months ahead, allowing an article to be placed in Shillingstone's Parish Magazine informing the readers of the planned consultations. The Parish Magazine is (should be) delivered to every household in Shillingstone, so is an ideal way to get information to all residents. In addition to this, a piece was also placed in the Blackmore Vale Magazine containing all the relevant details. It was recognized that not every villager could be guaranteed the opportunity to read either of the publications, or choose to, we also employed other advertising methods. Two specially printed banners were ordered to be placed prominently at each site 2 weeks prior to the events. Informative posters were placed in strategic places around the village. As well as all this carefully planned advertising, all the relevant information could be found in the public minutes of the Neighbourhood Planning Committee, with reference to the same in the main Parish Council Minutes.

In preparation of the events all the necessary paperwork was prepared in advance. Large adapted copies of the pages of the draft plan were printed ready to be placed on display stands, with accompanying maps to aid understanding of the text. As the reason for all of this was not only to inform, but gather feedback which we could use to bring the draft plan up to date, a questionnaire was devised. A simple but effective yes/no format was agreed upon, with room

for comments to accompany the answers. A space was also available for comments not covered in the questions. Ten copies were also printed of the draft plan to be made available for those who preferred to sit down and read, rather than stand up and move around the stands.

The first of the drop-in information sessions was on the evening of June 11<sup>th</sup> at The Portman Hall between 6 pm and 9 pm. A weekday evening time was chosen to allow people to attend who had commitments during the day. It also meant that any couple with children had the opportunity to take it in turns to drop-in if required. (This, as it turned out was a chance that many parents took advantage of)

The committee had organised a rota, so that at any given time there was at least 4 members present to answer any questions, or to explain anything that was not clear enough. The chairman and one other committee member had arranged to be present at all times, on both days, this allowed for continuity. Every person who arrived was greeted and made aware of the format of the displays, as well as being told that they should not hesitate to ask any questions that arose. Each person was directed to the place where the questionnaires were placed and invited to take one before they left. The option of filling the forms out before they vacated the building was also given. To this end we had provided pens, and a number of tables and chairs. To add to the, hopefully, relaxed atmosphere refreshments were made readily available. Everyone was asked to record their name and address on a form before leaving. This information would be helpful in establishing the interest within the village to the Plan

This first session was visited by 43 people. 7 people chose to fill out the questionnaire before leaving; the others took them home after being advised where they could be returned to. In an unintentional error, the collection places, and closing date was not included on the questionnaires. As this had been noticed at too late a time to rectify, the details were included in the welcoming greeting that everyone received. During the evening a member of the family that runs the Old Ox Inn offered to be a collection point as well. This new information was then passed on to the attendees who subsequently arrived.

As the Thursday evening had gone well, we kept to the same format on the Saturday. 41 people took the opportunity to come along and observe the information on display. Again many questions were asked and answers were given where possible. At one point one of our district councilors was in attendance, not only to view the proceedings, but prepared to answer any questions that arose that needed her knowledge. On this day 16 forms were filled out and left in the "completed" tray. On both occasions photographs were taken for our records, but only after permission had been granted by those involved.

The Chairman had been approached by some residents that were unable to attend either of the sessions. He offered to deliver the questionnaires himself, and pass on the details needed to fill them out. This was when the printed draft plans came into effect once more.

The closing date for the return of the questionnaires was set for 20th June, but it soon became apparent that we were not going to receive the full amount handed out by that date. So it was not until 29<sup>th</sup> June that the first analysis was carried out of the results. After the committee being questioned over the short time for the forms to be completed and returned, the date was changed to the 12<sup>th</sup> of July. The full analysis was then carried out, the results of which can be seen below.

This is the results/feedback as of 14-July-2015. The result of Survey Monkey did not add up to 4(the number of people who used this service). I have taken the missing figures as a N/A

This reflects a total number of 53 forms/responses so far. One form was the opinions of a couple so have added as 2 replies. So 54 answers to each question.

As well as the written opinions, we had numerous verbal remarks and observations made as well. The majority were in line with the written ones. One thing which did become apparent was that people, as is human nature, are more likely to commend negative comments to paper, than positive ones. All committee members that helped man the consultations all relayed back to the Chairman that the majority supported and applauded the Development Plan. It is just unfortunate that we can not officially use these points in the analytical report. But, we must take note of them unofficially, as this would be ignoring vital feedback.

## FEEDBACK FROM CONSULTATION

### LOCAL GREEN SPACES

#### 1. Do you agree with the proposed Local Green Spaces?

a. LGS-HRC Church Field	Y-42,	N-9,	NA-3*
b. LGS-CAN Green space off Candy’s Lane	Y-34,	N-9,	NA-1
c. LGS- POR Land adjoining Portman Hall	Y-40,	N-13,	NA-1
d. LGS-MAN Wooded area adjoining Manor House	Y-43,	N-9,	NA-2
e. LGS-OX Land adjoining Old Ox	Y-36,	N-16,	NA-2
f. LGS-COB Land west of Cobbles	Y-44,	N-9,	NA-1
g. LGS- REC Recreation Ground	Y-49,	N-4,	NA-1
h. LGS-LAW Land adjacent Lawsbrook	Y-42,	N-11,	NA-1

\*NA- not answered

#### 2. Can you suggest any other areas that should be protected as Local Green Spaces?

- > Burton’s Orchard
- > Land adjacent to Trailway
- > Primary School playing fields
- > Forum School playing fields
- > Half of Church field
- > Land adjacent to Goodview in Holloway lane
- > Land behind Old Ox including adjacent paddock
- > Other large Gardens
- > All of the land east of Everetts Lane

### Main issues and considerations

The results indicate that the majority of respondents were supportive of the local green spaces proposed in the plan. The least popular being Land adjoining Old Ox (which had been listed but not shown, given the clash with the potential development of this site), and Land adjoining Portman Hall (verbal comments were made on this site regarding the possibility of it being used as an extension to the Hall car park in the future – this would not be a planning policy issue provided the design did not detract from the undeveloped character of this space)

**Issues to consider at the meeting:**

The potential to develop part of Church Field has been promoted and therefore would it be prudent to only designate the more valued part of this site to enable the remainder to be considered for development in a future review of the plan?

Do you agree the inclusion of all the proposed green spaces with the exception of Land adjoining Old Ox (if this is proposed for development)?

Are any of the other sites of similar value and should be included as a local green space?

**DEVELOPMENT SITES****3. Do you agree with the possible development sites and the suggested maximum number of houses?**

a. AH Antell's Yard (5)	Y-51,	N-2,	NA-1
b. CAN Candy's Lane (1)	Y-42,	N-11,	NA-1
c. COB Land adjacent The Cobbles.(3)	Y-40,	N-12,	NA-2
d. HTL-N Hine Town Lane north of the Old Ox (12)	Y-30,	N-21,	NA-3
e. OX Land adjoining the Old Ox (2 + B&B)	Y-40,	N-12,	NA-2
f. HTL-S Land south of the Old Ox (3)	Y-32,	N-20,	NA-2
g. WPF-B Whitepit Farm Buildings (16)	Y-34,	N-17,	NA- + 2 unsure

**4. If you answered 'no' can you explain what you are concerned about (this helps us work out whether we can make changes to address your concerns)**

- Concerns over traffic/access and character of Hine Town Lane
- Concerns over increase in traffic at Whitepit if large development goes ahead.
- Whitepit is outside of D/boundary, therefore there should be no dev' at all.
- Whitepit is the ideal place for a development
- There is enough infilling already.
- Develop half of Church field leaving the other half as a community green space.
- No development should be allowed that impedes views.
- Objection to any development of the Old Ox land which may result in pub closing.
- Full support of development of land at Old Ox Inn, if it keeps pub open
- Antell's Yard and Whitepit are at present unsightly
- Do not make any private land a Green Space
- WPF-B site should only be considered as a potential development site when a development brief for the larger 4.5 hectare site has been prepared – otherwise it is piecemeal development isolated from the village

**5. Are there any other sites that would be better than the above suggestions? Please explain where they are and why they would be better.**

- Church Field (half) as it is a central location.
- Lanchards and Brodham Way as access is better (than Hine Town lane)
- North of "Goodview", keeping in line with Spencer Gardens.
- Behind "The Red house"
- The 4.5 hectares of land between the A357 and White Pit – possibly more suitable for the next plan period

**Main issues and considerations**

The results indicate that the majority of respondents were supportive of the development sites proposed in the plan. The least popular being the larger sites comprising land off Hine Town Lane on either side of the Old Ox, and the Whitepit Farm Buildings. Concerns raised related to the impact on the rural character of the back lanes. Potential benefits of supporting the pub and tidying up unsightly sites were also noted.

**Issues to consider at the meeting:**

The draft report by URS indicates a need for in the region of 40 units if the plan period is to run to 2031 (at an average of 2.4 homes / year). It should be noted that affordable housing is only likely to be delivered on sites of 11 or more units.

There are currently 3 sites with existing planning consent which could contribute a possible 15 units. The largest of these at DJM Cookswell, where there is outline consent permission for 9 dwellings, is currently being promoted for retail and if permitted would need to be taken off the potential housing land supply. As such it would be advisable to ensure there are sufficient additional sites for at least 30 homes, in addition to the existing consents, if the plan period is to run to 2031.

If ordered in terms of popularity and cumulative totals, feedback on the possible sites for inclusion was:

		Total	Affordable?
a. AH Antell’s Yard (5)	Y-51	5	
b. CAN Candy’s Lane (1)	Y-42	6	
c. COB Land adjacent The Cobbles.(3)	Y-40	9	
e. OX Land adjoining the Old Ox (2 + B&B)	Y-40	11	
g. WPF-B Whitepit Farm Buildings (16)	Y-34	27	Potentially
f. HTL-S Land south of the Old Ox (3)	Y-32	30	
d. HTL-N Hine Town Lane north of the Old Ox (12)	Y-30	42	Potentially

The above crude analysis indicates including all the sites would provide scope to meet the local needs with some flexibility (ie if one or more sites did not come forward) with the potential for affordable housing. Removing either of the larger sites would significantly reduce the potential to deliver affordable housing, other than in locations outside the development boundary as ‘rural exception sites’.

Do you agree the inclusion of all the proposed development sites?

Are any of the other sites potentially more suitable and should be included in the plan?

Should the plan period run to 2031?

**6. The settlement boundary will be retained, but we have made some changes, mainly to exclude undeveloped areas and to follow more obvious boundaries. Do you agree with the proposed changes to the village settlement boundary?**

Y-27, N-14, NA-13

**7. If not, why not?**

- Reinstate Hine Town Lane sites (Popes Field)
- Whatever supports the Old Ox Inn
- Why are the Schools not included?
- S/B should not reflect current planning applications or possible future ones.
- S/B should not include Whitepit
- Hine town lane is a natural S/B between the village and the flood plain
- The S/B cannot be moved!
- Can't answer, as there is no map showing S/B on display.
- Fail to see the reasoning or clear planning-focussed purposes for the settlement boundary behind Cherry / Holly and Meadow Cottages being extended
- Question the reason for now excluding the Church Road properties and the 5 existing dwellings at Downs Cottage, White Pit Cottage, Clouds Hill, Kosciusko and Brock House
- Hatched areas create uncertainty

**Main issues and considerations**

The results indicate that the majority of respondents were supportive of the revised development boundary. The inclusion / exclusion of potential development sites was the main matter of comment.

The change to the boundary to the rear of Cherry / Holly and Meadow Cottages was not intended as an extension and it is suggested that this is amended to follow the Local Plan boundary.

The settlement boundary can be amended through the preparation of a neighbourhood plan, and the removal of areas which are not suitable or proposed for infill development is consistent with the policy basis. This does not rule out a future review of the settlement boundary through a future review of the plan, to meet future needs. Areas outside the development boundary are treated as 'countryside' where development would be more strictly controlled.

**Issues to consider at the meeting:**

Do the committee agree that the settlement boundary behind Cherry / Holly and Meadow Cottages should be amended to following the Local Plan settlement boundary – as it was not the committee's intension to amend the boundary in this location?

Should the development boundary be changed to include the allocated sites, in order to reduce uncertainty over their suitability for development?

Should this include Whitepit farm buildings as a 'satellite' part of the boundary?

**8. Any other comments or suggestions?**

- More houses needed than suggested.
- Orchard should be used as a pick up/drop off point/access for the School
- Access for the School should be from Whitepit.
- Any development at Whitepit should be small.
- Mostly affordable (low cost) housing needed.
- We do not need/want any affordable(ugly) housing in village.
- Why can't the Old Ox Inn be extended to be made bigger, and have a better beer garden?
- If the Ox having B and B units built keeps it open it is a good idea
- There is not enough infrastructures to support any more housing.
- The rural character needs to be kept intact
- The risk of flooding needs to be taken seriously. (Hine Town)
- This does not reflect everyone's opinion.
- Why have we not addressed the speed problems?
- More shops and light industry needed
- What order will the developments be built?
- No S/B map available.
- No date/ address for returned forms on questionnaire.
- Good comments/praise for plan x 9....( many more verbally)

**Main issues and considerations**

The open comments show a mix of views in favour and against development. The rural / village character and traffic issues cited have been considered in the plan's preparation. In general there appears to be good support for the plan as a whole, and subject to any amendments agreed can progress to the formal pre-submission 6 week consultation stage.

In addition, the following points were made in written submissions, which although need no reply, provide some useful feedback and point towards where further clarity may be useful. These include...

1, There was no map to show the Settlement boundary to assist answering the relevant questions.

There was a map present, unfortunately some attendees did not see it, and for some reason did not ask if we had one. With hindsight we could have put a heading on the map, and positioned it differently. To be noted for future consultation planning

2. We have not given the residents enough opportunity to comment until now

The Shillingstone Neighbourhood Development plan committee has been meeting once a month for over two years. The meetings have always been open to the public, the same as Parish Council meetings are. The minutes are placed on the Parish Council Web site for anyone to view. The chairman writes an update in the Parish Magazine every 2 months, to inform the readers of the committees' progress. At the start of the process the Chairman gave talks at various groups and meeting within the village outlining what was intended to be done and achieved and why.

3. The consultation did not follow the proper procedures in the legislation

This was an informal consultation that we chose to do in addition to enable us to take on board local people's views, and help us to plan an effective and successful formal consultation in the coming months. It therefore did not have to follow the legal requirements for the pre-submission consultation, which is still to come.

**4. There was not enough time to return the forms.**

This point was noted, and the lack of a clearly published 'deadline' and when this was discussed the consultation period was extended to ensure those that had forms were given ample opportunity to complete them (and the online survey was similarly extended). There will also be further chance to comment in the next consultation.

**5. The housing data used is inaccurate**

The estimated housing need is based on a report undertaken by URS on behalf of the neighbourhood plan group. At the time of writing information on affordable housing need was still pending, and therefore the draft report was not made available. This will be completed and made available for the pre-submission consultation. The report looks at a variety of data sources in assessing the potential need, and is not exclusively based on past build rates. It also takes into account the local plan proposals for the amount and distribution of housing.

**6. The plan is not in conformity with higher level policies**

The basic conditions for a neighbourhood plan are that the policies are in general conformity with the strategic policy of the development plan for the area. This means that there is scope for some variation, and a conformity statement will be submitted alongside the plan when it is submitted for examination. The District Council's views on conformity will be requested at the pre-submission consultation stage.

**7. The NDDC guidance on neighbourhood plan preparation has not been followed in full**

The District Council's guidance is not legally binding but is simply to help groups who are unfamiliar with the process, as the Council is required to support neighbourhood planning but does not have sufficient staff resources to provide officer support to neighbourhood plan groups at all times. The Shillingstone neighbourhood plan group is being supported by a qualified planner (who is independent from the District Council and has considerable experience in neighbourhood plans).

**8. The plan is unsound**

The Neighbourhood Plan does not have to pass tests of "soundness". It is subject to different legal requirements (compared to the Local Plan process

**APPENDIX 8 – PRE SUBMISSION CONSULTATION - AUGUST 2015 - MAIN  
CONSULTEE LIST*****Neighbourhood Plan – Statutory Consultees***

North Dorset District Council

Dorset County Council

Dorset AONB team

Natural England

Environment Agency

Historic England

Highways England

Scottish and Southern Energy

Southern Gas Network

Wessex Water

Okeford Fitzpaine Parish Council – Mrs S Deary, Clerk, OFPC, 62 Lockeridge Close, Blandford Forum, DT11 7TU – [okefordfitzpaine@dorsetparishes.gov.uk](mailto:okefordfitzpaine@dorsetparishes.gov.uk)

Turnworth Parish Meeting – Mr J Tory, Clerk, TPM, Turnworth Farm, Turnworth , Blandford Forum, DT11 0EE – no e mail

Hanford Parish Meeting – Mr A Riggs, Chairman, HPM, The Cottage, Hanford School, Child Okeford, Blandford Forum, DT11 8HL – no e mail

Stourpaine Parish Council – Mr P Clark, Clerk, SPC, Keepers Cottage, Holloway Lane, Shillingstone, DT11 0SY – [Stourpaine@dorset-aptc.gov.uk](mailto:Stourpaine@dorset-aptc.gov.uk)

Hammoon Parish Council – Ms K Townsend, Clerk, HPC, 8 Old School Lane, Hinton St Mary, Sturminster Newton, DT10 1NA – [manstonandhammoon@outlook.com](mailto:manstonandhammoon@outlook.com)

Durweston Parish Council – Mrs D Foot, Clerk, DPC, 2 The Glebe, Shroton, Blandford Forum, DT11 8PX – [parishcouncil@durweston.org.uk](mailto:parishcouncil@durweston.org.uk)

Child Okeford Parish Council – Mrs L Hunt, Clerk, COPC, 1 Bennett Close, Sparkford, Yeovil, Somerset, BA22 7BT – [clerk@childokeford.org](mailto:clerk@childokeford.org)

***Neighbourhood Plan – Local Consultees***

Shillingstone School

Forum School

Service Station/Shop

Old Ox Public House

Child Okeford Doctors Surgery

**APPENDIX 9 – PRE-SUBMISSION CONSULTATION QUESTIONNAIRE**

**Shillingstone Neighbourhood Plan**

*Pre-Submission Consultation 21<sup>st</sup> August to 4<sup>th</sup> October 2015*

Our informal consultation indicated that local residents were broadly happy with the plan. We are now consulting formally and with statutory consultees as a final ‘check’ before submission. If you are broadly happy with the plan you don’t need to comment at this stage, but you can if you wish to show your support (see final question).

This survey is also available for completion online at [www.surveymonkey.com/r/SNP-presubmissionconsultation](http://www.surveymonkey.com/r/SNP-presubmissionconsultation)

The Plan is available to view at [www.shillingstone-pc.org.uk](http://www.shillingstone-pc.org.uk)

The comment sheet is intended to assist people in responding to the consultation. In order to comment you are required to provide your name and address. You can choose to comment on all or any of the policies, and there is a section at the end for general comments (and you can add extra pages). Alternatively you can write or email in, but please include your name and address, refer to the policy or page that you are commenting on, and be clear what changes you think should be made and why. Please keep your responses as concise as possible.

<i><b>About you</b></i>	<i><b>Your name and contact details</b></i>	
Name		
Organisation (if applicable)		
Address		
Email		
<i><b>Local green spaces</b></i>	<i><b>Your comments on the policies and supporting text</b></i>	
Policy 1. <b>Local green spaces</b> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object	
Policy 2. <b>Rural lanes and tracks</b> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object	
<i><b>Local designs</b></i>	<i><b>Your comments on the policies and supporting text</b></i>	
Policy 3. <b>Character and design of new development</b> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object	

<b>Community facilities</b>		<b>Your comments on the policies and supporting text</b>	
Policy 4. <b>Important community facilities</b> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object		
<b>The settlement boundary</b>		<b>Your comments on the policies and supporting text</b>	
Policy 5. Development within the <b>settlement boundary</b> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object		
<b>Housing types and sizes</b>		<b>Your comments on the policies and supporting text</b>	
Policy 6. <b>Housing types and sizes</b> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object		
<b>Possible sites</b>		<b>Your comments on the policies and supporting text</b>	
Policy 7. <b>Antell’s Haulage Yard (AH)</b> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object		
Policy 8. <b>Land off Candy’s Lane (CAN)</b> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object		
Policy 9. <b>Land adjoining the Cobbles (COB)</b> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object		
Policy 10. <b>Hine Town Lane North</b> of the Old Ox (HTL-N) <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object		
Policy 11. <b>Land at the Old Ox (OX)</b> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object		
Policy 12. <b>Hine Town Lane South</b> of the Old Ox (HTL-S) <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object		
Policy 13. <b>Whitepit Farm buildings (WPF-B)</b> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object		

*Please use the space below to add to or make any other comments. Please make clear any changes you think should be made to the plan*

Please tick one of the following	<input type="checkbox"/> I support the plan as drafted <input type="checkbox"/> I generally support the plan but would like to see some minor changes <input type="checkbox"/> I do not support the plan and it needs fundamental changes
----------------------------------	---

Please make sure you return this form by 11<sup>th</sup> October 2015 by post to Shillingstone Parish Council, 4 The Orchard, Ibberton, DT11 0EL or by hand to the Church Centre or Bishops Gate in Church Road or e mail it to [Shillingstone@dorset-aptc.gov.uk](mailto:Shillingstone@dorset-aptc.gov.uk) or complete this form online

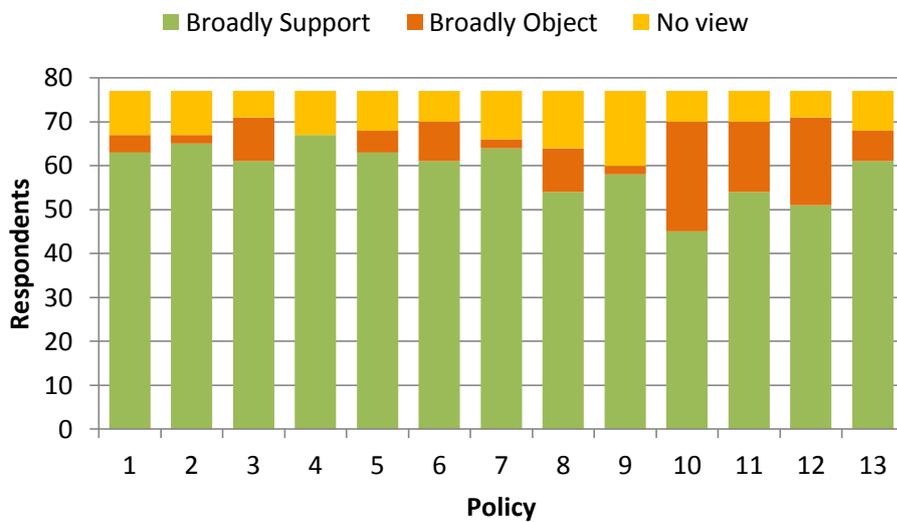
APPENDIX 10 – PRE-SUBMISSION CONSULTATION- SUMMARY

SHILLINGSTONE NEIGHBOURHOOD DEVELOPMENT PLAN

Report on Pre-Submission Consultation on Draft Plan.  
September - October 2015

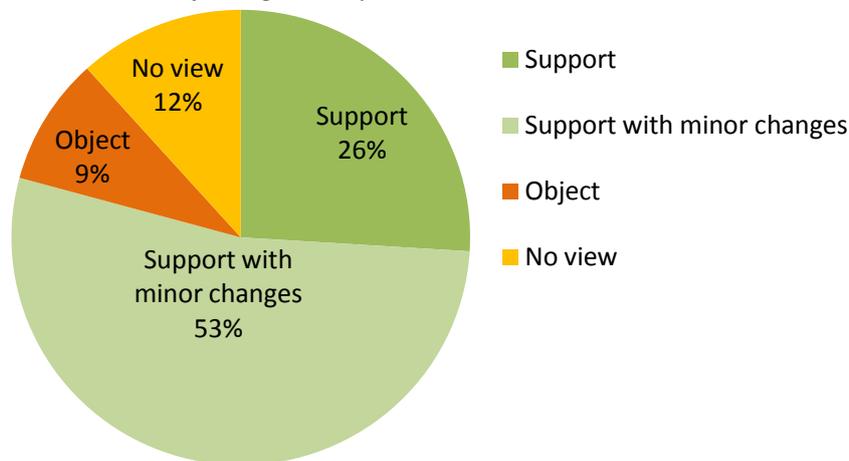
Headline analysis of results

The forms included the ability for people to indicate whether they broadly supported or objected to each policy, as well as comment on that policy. Looking simply at the level of support, the analysis indicates that overall the plan is supported, with the most marginal policy area being Policy 10 (the potential housing site at Hine Town Lane – North) – but even this had overall support.



People were also asked to tick one of the following:

- > I support the plan as drafted
- > I generally support the plan but would like to see some minor changes
- > I do not support the plan and it needs fundamental changes could support, support with minor changes, or would be objecting to the plan



The results from the 77 questionnaires again highlight the overall support for the plan, and the main comments suggesting changes were in respect of Policies 10 – 12 on the potential sites off Hine Town Lane.

Highways England confirmed that they were satisfied that the proposed plan policies are unlikely to impact on their route network and therefore had no comments to offer. The District Council have stated that they generally support the Plan but would like to see some minor changes.

## FEEDBACK FROM CONSULTATION

### *INTRODUCTION / about our area*

#### **Statutory consultee comments (summarised):**

- > **Dorset County Council:** The plan could be enhanced by reference to the North Dorset Trailway as a major community and economic asset, and the bus connections to Blandford and Yeovil several times a day
- > **Dorset AONB:** The present description and associated map may lead some to believe that the AONB only has a relationship with the southern portion of the plan area, whereas the designated area also extends to the north (i.e. Hambledon Hill). It would be beneficial to consistently illustrate the location of the AONB within the various maps provided. While recognising that the AONB does not overlap with the Parish in this area, the settlement is nonetheless quite visible from Hambledon Hill and growth of the village could affect its setting. It may also be beneficial to emphasise the legislative and policy context relating to Dorset AONB eg:  
AONBs are designated under the National Parks and Access to the Countryside Act 1949, whose primary purpose is to conserve and enhance natural beauty of the area. In pursuing the primary purpose, account should be taken of the needs of agriculture, forestry, other rural industries and the economic and social needs of local communities. Particular regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment. The Countryside & Rights of Ways Act 2000 confirmed the significance of AONBs and created improved arrangements for their management. Section 85 placed a statutory duty on all 'relevant authorities' to have regard to the purpose of conserving and enhancing natural beauty when discharging any function affecting land in AONBs. Section 89 places a statutory duty on local planning authorities to act jointly to produce a Management Plan for each AONB in their administrative area. The National Planning Policy Framework (NPPF) states, at section 115 that: "Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty...". While recognising that the sites identified within the draft Plan are located outside of the AONB, it should be recognised that NPPF section 115 is relevant to development within the setting that may affect the character of the area.
- > **Environment Agency:** We support that the document makes reference to different sources of flooding in this area, and that no new development is proposed in the floodplain of the river Stour and tributaries. We recommend that you also consult with Wessex Water in regards to the foul drainage capacity and any potential issues. Please note that beyond the SSSI designation there are protected species in the area and riverine environment
- > **Historic England:** pleased that the community sets as its prime objective the preservation and enhancement of the area's character. The document demonstrates a thorough knowledge of the area's historic character and heritage assets and uses this to inform the basis of its intentions.
- > **North Dorset District Council:** The Council is supportive of a focused and concise Plan and welcome the three broad areas for which the Plan has sought to introduce locally specific policies for Shillingstone. The Council is supportive of the proposed Plan period.

**General comments (summarised):**

There were several comments relating to general traffic issues. These focused on potential measures to provide a safer environment on the main road, and improved access to the school. Another suggestion related to enabling a village by pass in the future.

Main issues	Consideration and potential changes
Section on landscape – potential to strengthen reference to AONB and clarify on maps	Some clarification would be useful. Include some additional text to pick up on (a) setting and (b) Management Plan. Clarify maps
Section on wildlife – refer to protected species and riverine environment	Some information on these points would be useful. Include some additional text to pick up on these points
Section on traffic – refer to the North Dorset Trailway and the bus connections to Blandford and Yeovil several times a day.	Some information on these points would be useful. Include mention in text.
Section on traffic – include potential solutions to reduce concerns re traffic issues on the main road	The plan should clarify that such solutions do not need to form part of the neighbourhood plan proposals and that the Parish Council will continue to liaise with DCC regarding potential improvements.

**LOCAL GREEN SPACES**

**Policy 1. Local green spaces**

**Statutory consultee comments (summarised):**

- > **Dorset AONB:** broadly supportive of the draft
- > **Environment Agency:** support the objective to retain and enhance green space. These green spaces and others should be enhanced where possible to incorporate additional spaces for people and wildlife.
- > **Historic England:** support the identification of the area’s distinctive historic identity and those aspects of its character which make it special and worthy of preservation and enhancement
- > **North Dorset District Council:** The Council support the policy intent, and suggest that the policy could include a list of the designations as outlined in the table within supporting text and map 3 to improve clarity for the reader, together with an explanation of how they meet the NPPF criteria. As the IOWA policy is a ‘saved’ it would be useful if the NP
- > provided some commentary on all IOWAs within the neighbourhood plan area. Part of LGS-HRC overlays retained allocation E/38/1 which is saved by policy 3.2. Some commentary on this issue would be welcomed. The evidence base should usefully include information on consultation with the landowners and the reasons why other sites that were considered were not included.

**General comments (summarised):**

There was general support for retention of green spaces – some specific to certain sites. One person suggested that views should also be protected, and another person felt that it was important to not ruin the green spaces by in-filling.

Main issues	Consideration and potential changes
Inclusion of evidence on how the local green spaces were selected and meet the NPPF criteria	The reasons for the inclusion of the various green spaces are included in the table. Consideration has been given to the advice in NPPF and NPPG in their selection, including the consideration of alternatives. No change.

Main issues	Consideration and potential changes
Clarify the status of IOWAs not retained as local green spaces	Clarify in the text that the plan has reviewed the IOWAs as part of its remit, and therefore it is considered appropriate for NDDC to withdraw this saved designation in respect of the Neighbourhood Plan area following the adoption of the Neighbourhood Plan.
Clarify the status of the employment allocation at St Patrick’s Industrial Estate where it overlaps the local green space designation	Noted – given St Andrews is a key employment area it is considered that the local greenspace should be amended to exclude any overlap.
Protection of other views	The importance of views has been considered in the identification of local green spaces. No other specific views have been suggested. No change.

**Policy 2. Rural lanes and tracks**

**Statutory consultee comments (summarised):**

- > **Dorset County Council:** The plan could make reference to the Dorset Rural Roads protocol which commits Dorset County Council to adopting particular standards on rural roads and which seems to fit well with Policy 2 on rural lanes and tracks.
- > **Dorset AONB:** broadly supportive of the draft
- > **Environment Agency:** support the protection of natural environment from light pollution as this can impact on protected species such as bats and otters.
- > **Historic England:** support the identification of the area’s distinctive historic identity and those aspects of its character which make it special and worthy of preservation and enhancement
- > **North Dorset District Council:** considered to be in general conformity with the strategic policies of the emerging Local Plan Part 1, specifically emerging Policy 24 Design

**General comments (summarised):**

There was general support for this policy on the grounds of recreational use / alternative route to the main road for pedestrians etc and because of their rural character. However the benefits of street lighting and pavements in this modern age were also used by a few respondents to counter this.

Main issues	Consideration and potential changes
Reference to the Dorset Rural Roads protocol	It would be useful to refer to this document – amend text accordingly.

**LOCAL DESIGNS**

**Policy 3. The character and design of new development**

**Statutory consultee comments (summarised):**

- > **Dorset County Council:** This policy could be extended to include reference to, and acknowledgement of sustainability or sustainable principles, and should refer to flood risk and surface water management. It is suggested that wording – “Equally, development proposals must identify and consider prevailing flood risk from all sources, and should manage surface water appropriately” be added to the final sentence.  
It could also be enhanced by some further consideration of any aspirations concerning the style and materials of bus shelters as well as directional signage including fingerpost signs.

- > **Dorset AONB:** Given the heightened level of protection that applies to Dorset AONB it is suggested that the policies of the draft Plan could be strengthened through specific reference to the statutory purpose of the designation. For example, policy three could include a statement such as ‘developments affecting Dorset AONB will only be considered acceptable where they conserve and enhance the natural beauty of the area and comply with the AONB’s Management Plan’.
- > **Environment Agency:** Any opportunities to provide enhanced links to the river and enhancements to the river would contribute towards the Water Framework Directive objective to improve the ecological status of the River Stour.
- > **Historic England:** support the identification of the area’s distinctive historic identity and those aspects of its character which make it special and worthy of preservation and enhancement
- > **North Dorset District Council:** considered to be in general conformity with the strategic policies of the emerging Local Plan Part 1, specifically emerging Policy 24 Design. However, further consideration should be given to the exact wording of the policy as the 3<sup>rd</sup> paragraph reads as though new development can remedy negative features associated with adjoining buildings. In addition the section on the central character area describes its distinctive features as a mixture of house styles and sizes, which could open the door to any form of development. Whilst the policy seeks to secure a high quality of development this could be undermined by the supporting text. It may be prudent to be more precise within the general text and, for example, divide the central area into buildings of a lesser scale which reflect the local vernacular together with more polite buildings of the 18<sup>th</sup> or 19<sup>th</sup> centuries which reflect architectural fashion.

**General comments (summarised):**

There were contrasting views in terms of whether modern materials and design should be supported versus only allowing traditional Dorset village designs. There were quite a few comments that the scale of housing should not be 3 story houses, that the character of the village should be kept, with one person commenting that there should be no high density schemes.

Main issues	Consideration and potential changes
Reference to surface water flooding	This is dealt with adequately in the Local Plan and NPPF and reference to this is contained in the text supporting Policy 5. No change.
Consideration could be given to the style and materials of bus shelters as well as directional signage including fingerpost signs	The policy is intended to apply to all new development – the policy wording can be amended to clarify that landscaping (which would include street furniture) should be appropriate to the rural character of the village. Supporting text should cross-refer to rural roads protocol.
Refer to AONB Management Plan	Agree reference to this document (and landscape character assessments) would be useful. Include at end of first para (which relates to development outside the settlement boundary) “and in accordance with the AONB’s Management Plan”
Refer to wildlife / river features	Agree reference to these features would be appropriate. Amend final paragraph after ‘landscape’ add “and wildlife”
Clarify how the policy would apply to more mixed character areas	The policy refers to being in harmony with (both) adjoining buildings and the character area as a whole. No change.
Suitability of modern designs	The plan does not restrict the use of modern designs and materials provided that these would be in harmony with adjoining buildings and the character area as a whole. No change.

**IMPORTANT COMMUNITY FACILITIES**

**Policy 4. Important community facilities**

**Statutory consultee comments (summarised):**

- > **Dorset County Council:** The plan could be enhanced by commentary on the North Dorset Trailway as a major community and economic asset, and the bus connections to Blandford and Yeovil several times a day
- > **North Dorset District Council:** support the policy intention within Policy 4 to safeguard community facilities. However the inclusion of the wording “Every effort should be made to work with the local community to investigate potential solutions before conceding their loss or reduction on the grounds of viability” is a procedural not a land use requirement and suggest that this is therefore not included in the policy but moved to the supporting text

**General comments (summarised):**

There were a couple of comments supporting the village shop and its potential expansion. A couple of people made reference to improving the local medical services. Another comment was that the village could do with a Greengrocer and a Butcher’s shop, and that improved facilities were needed before considering more housing. One person noted that the Old Ox should be included in the list of those facilities inside (not outside) of the settlement boundary

Main issues	Consideration and potential changes
Refer to the North Dorset Trailway and the bus connections to Blandford and Yeovil several times a day	Agree reference to these features would be appropriate. Mention in text
Involvement of the local community is a procedural issue and not a policy matter	It is appropriate to consider planning impacts identified by affected local communities (as is the case in the Ministerial advice note on wind farms). However it may be better to use a similar approach - change wording to “The loss or reduction of such facilities will only be supported if, after involving the local community in assessing potential solutions to retain the facility, it is clear that their retention would be unreasonable on the grounds of viability or the change proposed has the community’s backing. ”

**THE SETTLEMENT BOUNDARY**

**Policy 5. Development within the settlement boundary**

**Statutory consultee comments (summarised):**

- > **Dorset County Council:** This policy could be extended to include reference to sustainability, and should refer to the site specific consideration of flood risk and surface water management. It is suggested that the wording “development proposals must identify and consider prevailing flood risk from all sources and should manage surface water appropriately” be added.
- > **Environment Agency:** There may have been historic uses of sites that may have caused contamination. We support that this has been identified for the Antell’s Haulage Yard Site, but we would highlight that this consideration should be given to all sites.
- > **North Dorset District Council:** the policy and establishment of an updated boundary is considered to be in general conformity with the strategic policies of the emerging Local Plan Part 1, specifically emerging Policy 2 Core Spatial Strategy. It is important that the proposed boundary is fully justified – such as the exclusion of the Forum School, the exclusion of the recreation ground, the removal of

individual houses along church road at White Pit and on Blandford Road near Sunny Banks, the exclusion of the former IOWAs near the Portman Hall and inclusion of all proposed allocations (with the exception of Whitepit Farm). In general the site allocation selection process would benefit from clearer evidence on the options considered. Whilst there is no legal requirement for a neighbourhood plan to have a SA the Council considers and on-going discussions are taking place between the Council and the neighbourhood planning group /their consultant on the potential requirement for an SEA

> **Wessex Water:** Wessex Water has water resources and capacity to serve the planning development. Points of connection to existing systems will be considered as sites are brought forward.

**General comments (summarised):**

A few people commented that their preference was to see development outside of the boundary rather than crammed in the gaps, and others said that development should be central to be in walking distance of facilities. A few people suggested that only brownfield sites should be developed.

Main issues	Consideration and potential changes
Reference to surface water flooding and sustainability	This is dealt with adequately in the Local Plan and NPPF and reference to flood risk is contained in the text supporting Policy 5. No change.
Potential contamination may be present on various sites	There is no evidence on this, however it would be appropriate to add reference to contamination under the bullet points that follow Policy 5 – as this matter is also covered in the Local Plan.
The changes to the development boundary could be better justified	This is generally explained in the introductory text to Policy 5. It is not considered necessary to include a detailed analysis of the amendments to the boundary, which was subject to consultation, in the text. No change.
The site selection process could be better justified	It would be appropriate to provide some very brief explanation on the selection process although the detail is to be included in supporting evidence. Include brief description of the site selection process in the plan, based on the information in the site selection report

**HOUSING TYPES AND SIZES**

**Policy 6. Housing types and sizes**

**Statutory consultee comments (summarised):**

> **North Dorset District Council:** the definition of affordable housing does not strictly accord with the National definition of Affordable Housing contained in the NPPF. There is potential confusion as the supporting text notes that there is local evidence to justify greater need for smaller houses (1 or 2 bed) which is at odds with the district wide position for open market housing, and the policy seeks instead a design led strategy whereby local characteristics such as the degree to which the plot and surrounding area which may generate larger dwellings. It is suggested that a compromise is sought whereby the proposed neighbourhood plan design policy applies to all small scale schemes and for major applications (10 or more dwellings) the Local Plan policy could then apply.

**General comments (summarised):**

There were a few comments on the overall level of housing, with a mixed view. Some commented that the total number of proposed/required future housing seems far too many, and potential impact on

overstretched facilities such as the school. Others commented that it was good to see some development proposals and that the housing needs survey is modest in light of the wider housing shortage faced across the country and the importance for the village to continue to attract economically active people to sustain its services and amenities, and that some flexibility will be required during implementation. Quite a few people felt that there is a need for smaller houses or bungalows to allow for downsizing, but others suggested starter homes and 3-4 bed affordable houses for growing families who wish to remain in the village. There was general support for housing to meet local housing needs, with suggestions that holiday lets and buy-to-let properties should be restricted. One person emphasised the need for any future development to provide adequate off road parking

Main issues	Consideration and potential changes
Definition of affordable housing	It is anticipated that the NPPF definition will change given the introduction of starter homes through the Housing and Planning Bill. The inclusion of a local connection is considered appropriate in the context of the core strategy which suggests that villages like Shillingstone have a role to play in meeting rural needs. It would be appropriate to operate a cascade system to include adjoining parishes in this context, and this can be clarified in the supporting text.
Appropriate mix of housing – large and small sites	It is not necessarily contradictory that the local need is different to the district-wide need in terms of housing types. It is noted that there will be more flexibility on larger sites to accommodate different house types. However the policy as worded is considered to give reasonable flexibility. No change.
Overall number of homes proposed	The Local Plan Part 1 does not set out what number of new dwellings should be built at Shillingstone over the Plan period, and therefore the neighbourhood plan group have undertaken their own research to consider what might be a reasonable number of homes to meet local needs. No change.

**POSSIBLE DEVELOPMENT SITES**

**Policy 7. Antell’s Haulage Yard (AH)**

**Statutory consultee comments (summarised):**

- > **Dorset County Council:** This site is suitable in highway safety terms
- > **Dorset AONB:** subject to careful design, there is potential for the identified sites to be developed as outlined without undue harm to the character of the AONB
- > **Environment Agency:** Support reference to potential contamination at Antell’s Haulage Yard Site
- > **Historic England:** there is a need to demonstrate, rather than just assert, that sites that fall within the settings of Listed Buildings, lie within the Conservation Area, or have potential for below-ground archaeological remains, will not cause harm to heritage assets
- > **North Dorset District Council:** loss of employment is the main issue with this proposed allocation
- > **Southern Gas Networks:** no objection – the gas infrastructure will not be significantly affected by the levels of growth propose
- > **Wessex Water:** no site-specific comment

**Landowner comments:**

None

**General comments (summarised):**

A few comments were made in regard to the retention of employment (and in particular the vehicle repairs as a useful local business) and the possible ground contamination. There was some support for housing. A couple of people highlighted the need to safeguard sufficient land for parking at the village stores.

Main issues	Consideration and potential changes
Retention of employment	The site is not identified in the District Council’s employment land review, and is therefore not a key site. It is in a largely residential area and the remediation costs for any contamination are not known. As such the provision of live-work units as part of the scheme is considered to be a reasonable approach to retaining some local employment. No change.

**Policy 8. Land off Candy’s Lane (CAN)**

**Statutory consultee comments (summarised):**

- > **Dorset County Council:** It is considered that Candy’s Lane is not suited for more traffic due to its restricted width and poor visibility onto the main road. We have previously advised that a single dwelling only might be acceptable.
- > **Dorset AONB:** subject to careful design, there is potential for the identified sites to be developed as outlined without undue harm to the character of the AONB
- > **Environment Agency:** no site-specific comment
- > **Historic England:** there is a need to demonstrate, rather than just assert, that sites that fall within the settings of Listed Buildings, lie within the Conservation Area, or have potential for below-ground archaeological remains, will not cause harm to heritage assets
- > **North Dorset District Council:** The site is a designated IOWA therefore some justification is needed for its lack of inclusion in the Local Green Spaces Policy.
- > **Southern Gas Networks:** no objection – the gas infrastructure will not be significantly affected by the levels of growth propose
- > **Wessex Water:** no site-specific comment

**Landowner comments:**

Policy is fully supported by the landowner

**General comments (summarised):**

A number of comments considered that only one house should be built. Others expressed concern over the suitability of the vehicular access for any traffic. It was suggested that any building should be modest in scale and not detract from the green space or surroundings.

Main issues	Consideration and potential changes
Poor vehicular access	The County Council consider that a maximum of one new dwelling would be acceptable. This is specified in the policy. No change.

Main issues	Consideration and potential changes
Existing IOWA designation	See early comments under Local Green Spaces - the plan has reviewed the IOWAs as part of its remit, and therefore it is considered appropriate for NDDC to withdraw this saved designation. No change.

**Policy 9. Land adjoining the Cobbles (COB)**

**Statutory consultee comments (summarised):**

- > **Dorset County Council:** This site is suitable in highway safety terms.
- > **Dorset AONB:** subject to careful design, there is potential for the identified sites to be developed as outlined without undue harm to the character of the AONB
- > **Environment Agency:** no site-specific comment
- > **Historic England:** there is a need to demonstrate, rather than just assert, that sites that fall within the settings of Listed Buildings, lie within the Conservation Area, or have potential for below-ground archaeological remains, will not cause harm to heritage assets
- > **North Dorset District Council:** This site is beyond the currently defined settlement boundary and within the setting of a listed building. Given the undeveloped nature of this part of the village an extension to the settlement boundary in this location will need to be carefully considered
- > **Southern Gas Networks:** no objection – the gas infrastructure will not be significantly affected by the levels of growth propose
- > **Wessex Water:** no site-specific comment

**Landowner comments:**

None

**General comments (summarised):**

There were mixed opinions – including suggestions that any new dwellings should be built perpendicular to the road, hidden behind existing trees/bushes, that they should be low cost starter homes which the village desperately needs, or eco-friendly dwellings, that 3 homes were too many, that it should be kept as a field, and that it clashed with the local green space designation.

Main issues	Consideration and potential changes
Impact on character of this less developed gap in the Conservation Area	A heritage assessment has been undertaken of the sites, and considers that this site is sensitive to change, and the alignment of new development should therefore follow established pattern of development fronting the road (not the heritage asset), and that screening of negative impacts of development may be required to protect the integrity of the setting of Cobbles (Grade II Listed). This advice should be reflected in the supporting text.

**Policy 10. Hine Town Lane North of the Old Ox (HTL-N)**

**Statutory consultee comments (summarised):**

- > **Dorset County Council:** The site is thought to adjoin or be bounded to the south-east by an Ordinary Watercourse that is partially culverted. This channel would seem to generate the indicative surface water flood mapping referred to within the description and relevant policy. It is suggested that wording “consideration of an adjacent Ordinary Watercourse” be added to the supporting text under

Possible Issues and that the final paragraph of Policy 10 be amended to read: “A site specific flood risk assessment that considers the adjacent Ordinary Watercourse and potential flood risk will be required due to indicative surface water mapping and the prevailing flood risk”. Highways comment: This site could potentially be accessed from either the main road or Hine Town Lane. The latter may need some improvements to be made (such as passing places/bays).

- > **Dorset AONB:** subject to careful design, there is potential for the identified sites to be developed as outlined without undue harm to the character of the AONB
- > **Environment Agency:** no site-specific comment
- > **Historic England:** there is a need to demonstrate, rather than just assert, that sites that fall within the settings of Listed Buildings, lie within the Conservation Area, or have potential for below-ground archaeological remains, will not cause harm to heritage assets
- > **North Dorset District Council:** The site does have scope for a more comprehensive development and provides opportunity to meet a substantial amount of the village’s housing need over the plan period. The site is however a designated IOWA in the Local Plan and justification is needed for its lack of inclusion in the Local Green Spaces Policy. Development on this site is likely to have a negative impact on the NP objective of retaining the rural character of Hine Town Lane, therefore careful consideration needs to be given to the conflict between the two policies. As one of the larger housing sites identified (10 or more dwellings) further consideration should be given to site specific requirements e.g. access, landscape buffers etc
- > **Southern Gas Networks:** no objection – the gas infrastructure will not be significantly affected by the levels of growth propose
- > **Wessex Water:** no site-specific comment

**Landowner comments:**

Landowner supports the policy

**General comments (summarised):**

This policy generated the most comments in all of the consultation. In particular there were very strong concerns that no access should be allowed onto Hine Town Lane (in excess of 30 comments) – picking up on the reasons why the lane is safeguarded under Policy 2. A few commented that the number of houses should be lower (suggesting perhaps 5 - 8). Others commented on the housing type – either suggesting that any development should be kept to bungalows, or that large homes would be too expensive. Another questioned the need for affordable housing. There was a mix of views with some expressing support, whilst some wanted to see no development at all.

Main issues	Consideration and potential changes
Flood risk in light of the adjacent Ordinary Watercourse	Agree it would be appropriate to refer to this site specific issue in suitable detail. Include “The site is adjacent to an Ordinary Watercourse and there is... ” to the final sentence of the supporting text under Possible Issues. Amend the final paragraph of Policy 10 to read: “A site specific flood risk assessment that considers the adjacent Ordinary Watercourse and potential flood risk will be required due to indicative surface water mapping and the prevailing flood risk...”.
Existing IOWA designation	See early comments under Local Green Spaces - the plan has reviewed the IOWAs as part of its remit, and therefore it is considered appropriate for NDDC to withdraw this saved designation. No change.
Impact on Hine Town Lane	The potential impact on the rural character of Hine Town

Main issues	Consideration and potential changes
	Lane has been a consideration in the site assessment and policy drafting, and the policy requirements have been included to safeguard this asset as far as practical. It is possible for this site to be accessed via the Blandford Road (although this is dependent on third party land) and this is encouraged – reference can also be made to the potential to access through the adjoining plots. Given all these sensitivities (including landscaping as set out below) the policy should make clear that a comprehensive scheme is required for the site as whole.
The appropriate level of development	Up to 12 houses on the site would be equivalent to 17 dwellings per hectare, which is a comparatively low density in modern development and not dissimilar to the general density of development across the village (though higher than the immediate surrounds). It is considered that this level of development would enable built structures to be set back from the lane and higher end of the site, and include space for mature tree planting. The provision of a landscape scheme for the whole site would be appropriate in this context and should be specified.
The appropriate mix of development	Policy 6 emphasises the need for house sizes to be guided by the characteristics of the plot and surrounding area. No change.

**Policy 11. Land at the Old Ox (OX)**

**Statutory consultee comments (summarised):**

- > **Dorset County Council:** The site is thought to contain a culverted channel with the status of Ordinary Watercourse, aligned approximately south-west /north-east. This channel would seem to generate the indicative surface water flood mapping referred to within the Policy 10, but excluded here. Given that the assumed alignment and presence of the culverted watercourse suggests an inherent risk and riparian responsibility upon the land owner / developer, due reference to flood risk and the watercourse should be made in both supporting text and the policy. It is suggested that the wording “Possible flood risk and riparian responsibility associated with a culverted Ordinary Watercourse” be added to the supporting text, and that an additional paragraph be added to Policy 11: “A site specific flood risk assessment, that considers the culverted Ordinary Watercourse thought to run through the site and potential flood risk, will be required due the prevailing flood risk and associated riparian responsibilities.” Highways comment: This site could potentially be accessed from either the main road or Hine Town Lane. The latter may need some improvements to be made (such as passing places/bays).
- > **Dorset AONB:** subject to careful design, there is potential for the identified sites to be developed as outlined without undue harm to the character of the AONB
- > **Environment Agency:** no site-specific comment
- > **Historic England:** there is a need to demonstrate, rather than just assert, that sites that fall within the settings of Listed Buildings, lie within the Conservation Area, or have potential for below-ground archaeological remains, will not cause harm to heritage assets
- > **North Dorset District Council:** a small amount of development could be accommodated on this site without detriment to the wider IOWA designation whilst retaining a public link between the A357 and Hine Town Lane

- > **Southern Gas Networks:** no objection – the gas infrastructure will not be significantly affected by the levels of growth propose
- > **Wessex Water:** no site-specific comment

**Landowner comments:**

Policy is supported in survey response, but subsequently a planning application has been submitted with access and design proposals contrary to this Policy

**General comments (summarised):**

As with Policy 10, this policy generated a significant number of comments that no access should be allowed onto Hine Town Lane (in excess of 25 comments) – picking up on the reasons why the lane is safeguarded under Policy 2. There were strong concerns that the plans would not necessarily mean that the pub would remain open, with one person suggesting that only holiday accommodation should be allowed (but another felt that affordable housing was more important). Another person commented that there should be no obstruction of views to Hambledon Hill, and that any buildings should be behind the pub, away from the view of the road.

Main issues	Consideration and potential changes
Flood risk in light of the culverted Ordinary Watercourse across the site	Agree it would be appropriate to refer to this site specific issue in suitable detail. Add final sentence of Possible Issues to read “The site is subject to possible flood risk and a culverted Ordinary Watercourse runs across the site (with the associated riparian responsibilities)” Add an additional paragraph to Policy 11: “A site specific flood risk assessment, that considers the culverted Ordinary Watercourse thought to run through the site and potential flood risk, will be required due to the prevailing flood risk and associated riparian responsibilities.”
Impact on Hine Town Lane	The potential impact on the rural character of Hine Town Lane has been a consideration in the site assessment and policy drafting, and the policy requirements have been included to safeguard this asset as far as practical. It is possible for this site to be accessed via the Blandford Road and this is encouraged. This existing access could also potentially serve the adjoining sites – include text to encourage a comprehensive scheme.
Existing IOWA designation	See early comments under Local Green Spaces - the plan has reviewed the IOWAs as part of its remit, and therefore it is considered appropriate for NDDC to withdraw this saved designation. No change.
Visual link and public footpath through the site	This is clearly specified in the policy text. The provision of a landscape scheme for the whole site would be appropriate in this context and should be specified.
Link to pub viability	The long-term retention of the pub as an important community asset should be referred to in the text under possible issues. The policy proposes to tie the holiday accommodation to the pub to secure its long term viability. The additional housing will not only provide local homes but provide some enabling capital to build the holiday accommodation. It is important that this is dealt with as a comprehensive proposal, and this should be specified. Remove reference to manager’s accommodation (this does

Main issues	Consideration and potential changes
	not feature in the owners current plans to support the pub’s viability)

**Policy 12. Hine Town Lane South of the Old Ox (HTL-S)**

**Statutory consultee comments (summarised):**

- > **Dorset County Council:** This site is remote from the culverted watercourse discussed in respect of Policies 10 & 11, and a second channel thought to follow a similar alignment south of Honeysuckle Gardens. However it does appear to have indicative surface water flooding along its north and eastern boundaries, during an extreme rainfall event (1:1000yr). On this basis it is not inappropriate to retain the supporting text referring to flood risk, or reference to a flood risk assessment included within the policy, however the theoretical risk of flooding to this site does not appear to be severe. Highways comment: This site could potentially be accessed from either the main road or Hine Town Lane. The latter may need some improvements to be made (such as passing places/bays).
- > **Dorset AONB:** subject to careful design, there is potential for the identified sites to be developed as outlined without undue harm to the character of the AONB
- > **Environment Agency:** no site-specific comment
- > **Historic England:** there is a need to demonstrate, rather than just assert, that sites that fall within the settings of Listed Buildings, lie within the Conservation Area, or have potential for below-ground archaeological remains, will not cause harm to heritage assets
- > **North Dorset District Council:** The site is a designated IOWA in the Local Plan and justification is needed for its lack of inclusion in the Local Green Spaces Policy, but it is closely linked in proximity to the other sites proposed for development in the NP
- > **Southern Gas Networks:** no objection – the gas infrastructure will not be significantly affected by the levels of growth propose
- > **Wessex Water:** no site-specific comment

**Landowner comments:**

Policy is supported by the owners

**General comments (summarised):**

As with Policy 10, this policy generated a significant number of comments that no access should be allowed onto Hine Town Lane (in excess of 25 comments) – picking up on the reasons why the lane is safeguarded under Policy 2. A few comments were received on the number and size of housing (suggesting 2 bungalows would be more appropriate) and whether the development would be visible from the trailway.

Main issues	Consideration and potential changes
Impact on Hine Town Lane	The potential impact on the rural character of Hine Town Lane has been a consideration in the site assessment and policy drafting, and the policy requirements have been included to safeguard this asset as far as practical. It is possible for this site to be accessed via the Blandford Road (although this may be dependent on third party land) and this is encouraged – reference can also be made to the potential to access through the adjoining plots. The policy should also highlight the need to retain and strengthen the hedgerow boundary and along Hine Town Lane, and as far

Main issues	Consideration and potential changes
Existing IOWA designation	as practical the mature tree belt adjoining the Ox. See early comments under Local Green Spaces - the plan has reviewed the IOWAs as part of its remit, and therefore it is considered appropriate for NDDC to withdraw this saved designation. No change.

**Policy 13. Whitepit Farm buildings (WPF-B)**

**Statutory consultee comments (summarised):**

- > **Dorset County Council:** This site is suitable in highway safety terms.
- > **Dorset AONB:** subject to careful design, there is potential for the identified sites to be developed as outlined without undue harm to the character of the AONB
- > **Environment Agency:** no site-specific comment
- > **Historic England:** there is a need to demonstrate, rather than just assert, that sites that fall within the settings of Listed Buildings, lie within the Conservation Area, or have potential for below-ground archaeological remains, will not cause harm to heritage assets
- > **North Dorset District Council:** The site is beyond the settlement boundary but could provide some significant public benefit in terms of house numbers, affordable housing provision, links to the settlement, investment in non-designated heritage assets ensuring their long term retention and re-use of redundant farm buildings increasing the sustainability of development . As one of the larger housing sites identified (10 or more dwellings) the Council considers further consideration should be given to site specific requirements e.g. access, landscape buffers etc
- > **Southern Gas Networks:** no objection – the gas infrastructure will not be significantly affected by the levels of growth propose
- > **Wessex Water:** no site-specific comment

**Landowner comments:**

>The proposed site for development, which is owned by Dorset County Council, is supported, but it would be preferable if the upper limit of 16 homes (new build and conversion) was raised or not specified. It is important that any proposals for this site should aim to return these architecturally significant barns to their former glory and should therefore be design led rather than numbers led. To achieve this, it is necessary to ensure that the proposals offer a deliverable and financially viable scheme which will generate enough development value to help cross subsidise the expensive barn conversion costs and provide an element of affordable housing. I attach a preliminary design scheme and supporting report which illustrate a possible solution. This indicates circa 19 dwellings could be provided (although this is not definitive at this early stage.) Removing or raising the upper limit on development would allow greater flexibility in achieving a sustainable and viable development solution for the site. We would suggest the removal of the wording “up to 16” or amendment to “about 16 – 19”, either of which would give the required flexibility.

**General comments (summarised):**

Some people commented that the site was outside of the Settlement Boundary. There was general consensus that the very maximum number of dwellings should be 16, with quite a few suggesting lower numbers (generally 6 dwellings) or limiting the development to conversion only (no new build). One person suggested restricting the height of any new build to no higher than the existing barns. A few people suggested that this site should accommodate live-work / craft units. Access to the site (and impact of traffic along the lane) was also raised as a concern by a few people, with one suggestion being the implementation of a one way system. There were some comments supporting the proposals and delivery of affordable housing, with one commenting that it was well located for the school.

**POSSIBLE DEVELOPMENT SITES: Main issues and considerations**

Main issues	Consideration and potential changes
The appropriate level of development	Up to 16 houses on the site would be equivalent to 27 dwellings per hectare, which is a reasonable density in modern development and considerably higher than the general density of development across the village. An even higher figure is not justified by evidence supplied by DCC, and would be unlikely to be welcomed by local residents. No change.
Impact on White Pit Lane	The potential impact on the rural character of White Pit Lane has been a consideration in the site assessment and policy drafting, and the policy requirements refer to this. The site would not give rise to a need for traffic management from a highways perspective. No change.
Bats	The ecology survey highlights that the old farm buildings provide suitable habitat for bats and there is a 2007 record of 6 Brown Long-eared Bats from here. Therefore include note in text that a bat survey would be required before any work is carried out in the vicinity of the buildings.

***OTHER COMMENTS (GENERAL)***

**DJ Motors**

There were a relatively high number of comments in respect of DJ Motors site, which is noted in the plan as having outline consent for up to 9 dwellings (ref 2/2013/1231/PLNG). Many of the comments highlighted concerns with existing consent, including access and parking spaces, flood risk, character (particularly over-development). The site now has planning consent for change of ground floor from Car Sales Showroom to Retail (Class A1) (2/2015/0905/FUL) and therefore this should be acknowledged as the NP cannot rely on the 9 houses consented on the site in their projections.

*Response:* The neighbourhood plan cannot change existing planning consents, but should be updated to reflect the current situation

**Thanks to the team**

A number of comments thanked “The plan team” for all their hard work, or stated that they felt it was a good plan overall.

*Response:* The neighbourhood plan group welcome the appreciation of their efforts to reflect the wishes of the community as a whole, and hope that as many people as possible will vote in the referendum.

**APPENDIX 11 – MR MOORE LATE RESPONSE**

**From:** Ian Moore <[REDACTED]>  
**Date:** 12 February 2016 09:45:57 GMT  
**To:** "agoldsmith@dorset.gov.uk" <agoldsmith@dorset.gov.uk>  
**Cc:** Ian Moore <[REDACTED]>  
**Subject:** Neighbour Plan for Shillingstone.

**Date:** 12 February 2016 09:

Dear Mrs Goldsmith,

With reference to our telephone conversation, regarding the Neighbourhood Plan ( NP ) for Shillingstone. I understand that the NP has already been deposited with North Dorset District Council ( NDDC ) for Consultation. Your officer Nicholas Cardnell and Councillor David Walsh have already made recommendations directly to Shillingstone Parish Council. ( SPC )

I now believe that any observation I have, on the NP policy of Local Green Spaces (LGS ) can only be addressed to NDDC, and the proposed Examiner.

I cannot see that SPC will now wish to enter in to discussions on their Deposited NP, having failed to contact the landowner in the early stages of the plan process and chosen to ignore Step 3 of your Council's, " Neighbourhood Planning Guidance ". What I find particularly upsetting is, the fact that each of the other site owner's of LGS's designated in the NP have been given every opportunity to promote and discuss their site designation with the plan proposers. Until last week I had NO idea of the SPC's aspirations.

NDDC, Neighbourhood Planning Guidance goes on to explain that:-

"Designating any LGS will need to be consistent with Local Planning for sustainable development in the area in particular, plans must identify sufficient land in suitable locations to meet identified development needs and the LGS designation should not be used in a way that undermines this aim of the plan making. ( NPPG Paragraph: 007 Reference ID: 37-007-20140306.

It is totally unacceptable that by designation of a new LGS the SPC can expand an existing IOWA and restrict the legitimate future use of the land, whilst it is already protected by the current Policies of the Local Plan Part 1.

My Questions are as follows :-

1/ Will I be given an opportunity to address the Examiner?

2/ Isn't the designation of Church Field as a LGS premature?

Given that NDDC Local Plan Part 2 is going to look at the saved policy of " Important Open/Wooded Area ". (IOWA)." Church Field has never been part of the original designated (IOWA ), it is outside settlement boundary, it is green belt and used for agricultural purposes.

3/ Will the NDDC be undertaking or requesting a Strategic Environment Assessment, (SEA) on the NP, as required by the EEC?

4/ What justification has the SPC given to expand the present Local Plan IOWA designation of the Church, Church Yard and Old School by approximately 800%?

5/ Why, at the last minute has the " bund " between St Patricks Industrial Estate and Church Field been excluded from the LGS, without explanation?

As you will appreciate, it has come as a great shock to me that I have NOT been aware of the SPC aspirations to blight my land until 2031. Would you please let me know a way forward, and trust it will not be necessary to seek the intervention of the courts.

I understand you are very busy on other matters, but an acknowledgement of this email would be appreciated.

With Kind Regards and Thanks, Ian Moore.

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### Paper to 03 March 2016 Parish Council meeting

## Local Green Spaces

Correspondence has been received from Ian Moore in respect of the Neighbourhood Plan.

This correspondence was originally sent to North Dorset District Council on the basis that the plan had been submitted with them for examination. As the plan has not been submitted, the Parish Council can consider the issues raised as part of the pre-submission consultation, and the consultation summary can reflect this consideration.

The main issues raised in relation to the Neighbourhood Plan, and suggested consideration and potential changes, are as follows:

### *Main issue*

Adequacy of consultation arrangements - particularly landowner contact

### *Consideration and potential changes*

The legal requirement for consultation are that a qualifying body must publicise the draft neighbourhood plan for at least six weeks and consult any of the consultation bodies whose interests it considers may be affected by the draft plan. Although the National Planning Policy Guidance advises that landowners should be contacted about proposals, this is not a legal requirement. The NPPG goes on to state landowners will have opportunities to make representations in respect of proposals in a draft plan.

The neighbourhood plan has been well publicised over the course of its preparation. There have been consultation events, questionnaires, articles in the parish newsletter, minutes of meetings published on our web site and the various drafts of the Plan itself also on the web site. The formal pre-submission consultation was also advertised in the Notices section of the Blackmore Vale.

On this basis, no further consultation actions are considered necessary

***Main issue***

Objection to the proposed local green space designation of Church Field, on the basis that it would restrict the legitimate future use of the land

***Consideration and potential changes***

The inclusion of the proposed Local Green Space was supported at the earlier consultation and raised no notable objection in the pre-submission consultation draft, other than this late email (from the landowner).

The land is not identified as needed to meet the built development needs of the area (as there are more suitable sites allocated or otherwise available). It has previously been rejected as having development potential, both through the District Council's Strategic Housing Land Availability Assessment, and on appeal. The designation does not restrict uses compatible with its undeveloped character.

On this basis, no changes to the draft plan are considered necessary

***Main issue***

Part of the site is already protected by the current Policies of the Local Plan Part 1, the enlargement is not justified, and any such review is premature

***Consideration and potential changes***

The Local Plan makes clear that Neighbourhood Plans can review the IOWAs (which will otherwise be reviewed in the Local Plan review).

The reason for its designation is given under the 'importance' column in the table in the plan – ie: setting of church and highpoint of village. In considering the reason for its inclusion, the setting of the church was considered to extend to the entire area as proposed, and not limited to the IOWA area.

On this basis, no changes to the draft plan are considered necessary